



83A New Row  
Dunfermline, Fife  
KY12 7DZ



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*Welcome  
to  
this spacious  
extended lower villa*

83<sup>A</sup>



*“...an airy entrance hall  
with durable oak-style  
flooring and  
elegant ornamentation.”*



Ideally located in Dunfermline, this characterful lower villa is in a historic conservation area, just moments from central shopping and rail services that reach Edinburgh Waverley in half an hour. Set within a charming townhouse and extended at the rear, the villa is spacious and versatile, ideal for families with three double bedrooms, two bathrooms, and ample storage. The well-lit interiors are tastefully decorated and enhanced by exquisite period features. A secure, manageable garden and local unrestricted parking add further appeal.

An inviting brass-detailed front door opens into the vestibule, which leads to an airy entrance hall with durable oak-style flooring and elegant ornamentation. Here can be found practical storage. On the immediate left is a comfortable living room with fine cornicework and a central rose. Honey-coloured flooring and a natural timber fireplace with a living flame fire add warmth to the room, which is flooded with natural light from a wide window.

## Features

- Prime central address, close to shops and rail links
- Tasteful interiors enjoying period charm
- Spacious extended lower villa
- Vestibule and airy entrance hall with storage
- Bright living room with a living-flame fire
- Dual-aspect dining kitchen opening onto the garden
- Rear-facing principal suite with storage and a shower room
- Two further large double bedrooms (one with storage)
- Bathroom with a bath and a separate shower
- Front garden and secure rear garden, both easy to manage
- Unrestricted on-street parking in the vicinity
- Gas central heating and partial double glazing



Honey-coloured flooring and a natural timber fireplace with a living flame fire add warmth to the room, which is flooded with natural light from a wide window.





At the end of the hall, the light-filled kitchen features a central dining area with sliding doors creating a seamless connection to the garden. Appointed in crisp white and framed by metro tilework, the modern kitchen is integrated with a fridge freezer, a dishwasher, an oven, and a gas hob with a stainless-steel splashback and a chimney-style hood. Additionally, there is an under-counter washing machine.



*principal suite  
with  
storage and  
shower  
room*



The interior includes three generous double bedrooms, all tastefully decorated, including wood-toned flooring. The principal bedroom benefits from a peaceful rear position and features fitted wardrobes and a shower room concealed behind stylish sliding doors. Bedroom 2 also has useful storage, while an attractive bathroom, with a bath and separate shower, completes the accommodation.

*Bathroom  
with a  
bath and  
a separate shower*



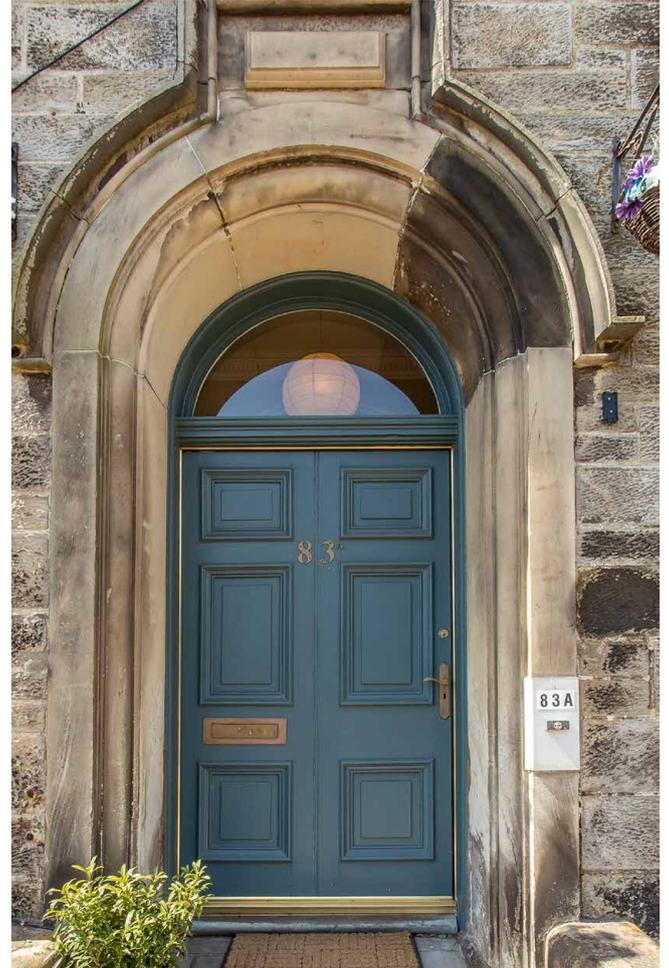


“...secure split-level garden at the rear, which is paved/gravelled for easy upkeep and a suntrap on its upper tier.”



Externally, there is planting at the front and a secure split-level garden at the rear, which is paved/gravelled for easy upkeep and a suntrap on its upper tier. Unrestricted on-street parking is available in the vicinity, and bus links can be found directly outside.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances. The kitchen island unit may be available in a separate negotiation.

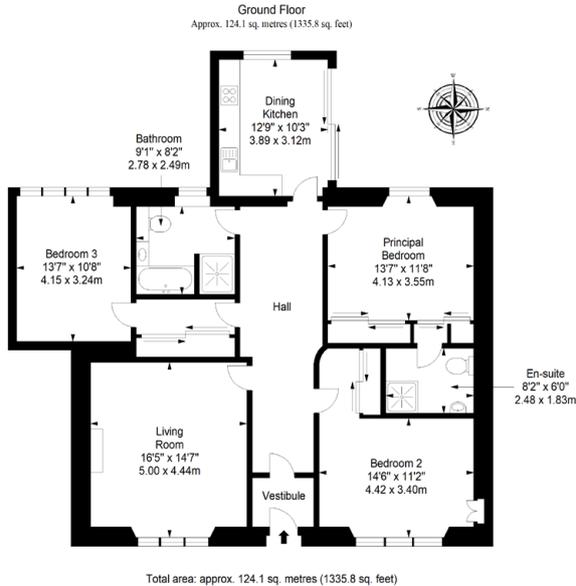




## Dunfermline, Fife

Dunfermline is a city and former Royal Burgh in Fife and is of considerable historic significance with venues such as the Royal Palace and 12th-century Dunfermline Abbey, which is the final resting place of Robert the Bruce. Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern city, including a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The city also boasts two theatres – Alhambra Theatre and Carnegie Hall – both of which host a varied programme of live music, theatre and events. Nearby Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the city. Schooling is catered for from nursery to secondary level and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital.

# Floorplan



EPC Rating - D | Council tax band - E | Home report Value - £260,000



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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