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Tel: 01592 757114  
Email: [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk)  
[www.innesjohnston.co.uk](http://www.innesjohnston.co.uk)



## 12 Sunnybraes Terrace

Steelend, Dunfermline, KY12 9NE

Offers Over £45,000



Looking for a project? This main-door, two-bedroom ground floor flat in the quiet village of Steelend offers a great opportunity for investors or DIY enthusiasts to create a bespoke home. While it requires modernisation, the solid foundations of gas central heating and double glazing (bar the pantry window) are already in place. Comprises lounge, kitchen, two bedrooms, conservatory and shower room. Front and rear garden.

Steelend is a charming former mining village tucked away in the scenic West Fife countryside. It offers the perfect "best of both worlds" scenario: a quiet, close-knit community atmosphere with the historic city of Dunfermline right on your doorstep. The area is famous for its walking and cycling routes. The Clackmannan Way cycle path is easily accessible and the nearby Saline Glen offers picturesque woodland walks. The heart of the village revolves around the Steelend Miners Welfare Club and the local community centre, which host events and social gatherings. For basic needs, the neighbouring village of Saline (less than a mile away) provides a primary school and local shop. For everything else, Dunfermline is just a 10-minute drive away. Local children typically attend Saline Primary School, which has a strong reputation for its inclusive, community-focused ethos. The property falls within the catchment for Queen Anne High School in Dunfermline, one of the region's most well-regarded secondary schools. Despite its peaceful, semi-rural feel, Steelend is remarkably well-connected for commuters working across Scotland's central belt, via bus, road and rail networks.

Viewing by appointment only!



