





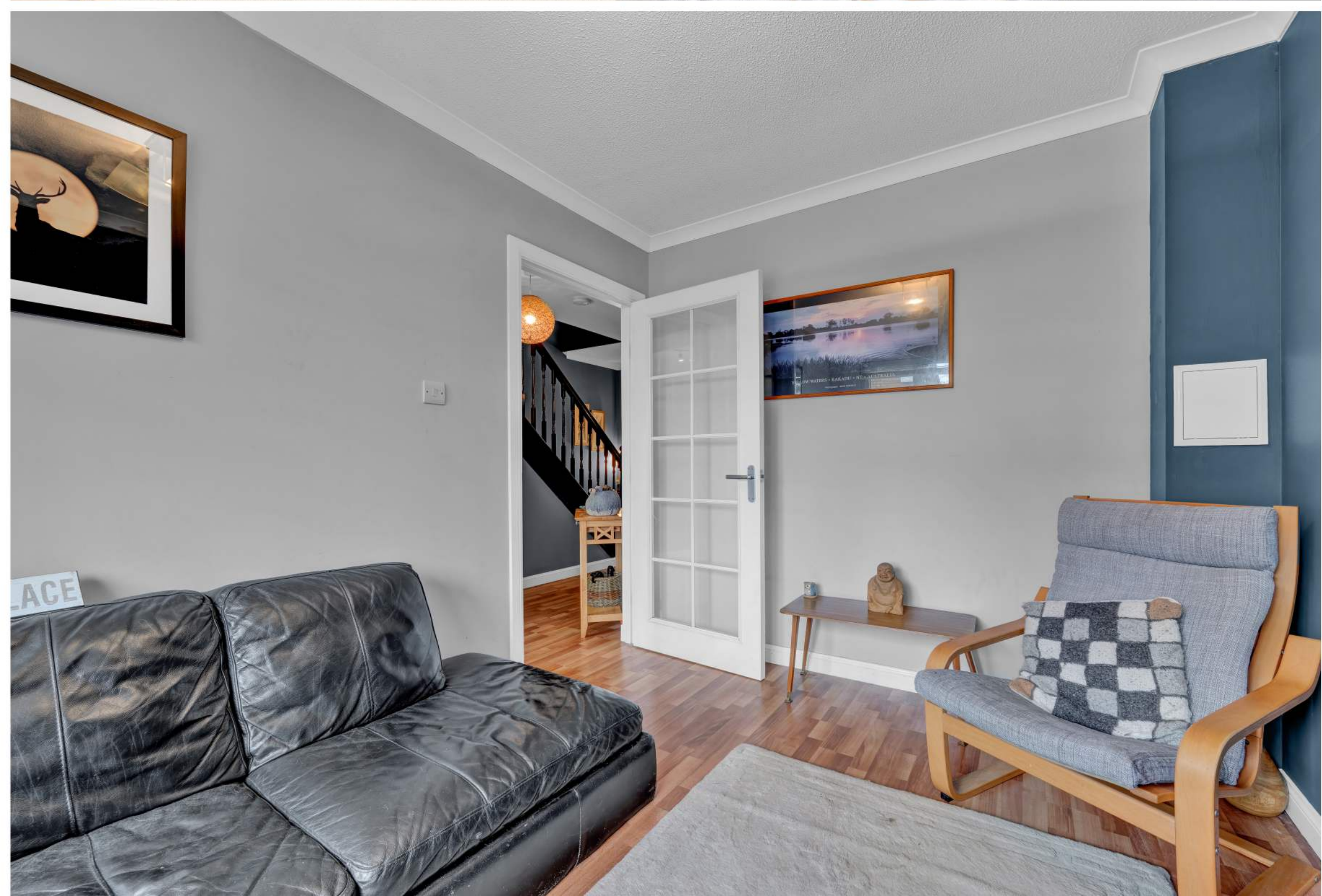
Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A well-presented, four bedroom family home, situated within a sought after residential setting on the outskirts of Dunfermline's City Centre
- Corner plot
- Both primary and secondary schooling available within walking distance of the home
- Conveniently located around a five minute drive from the city centre, boasting a wide variety of expected amenities including various convenience stores, eateries and leisure facilities. Dunfermline is host to a selection of green spaces including Pittencrieff Park, gifted to the city by famous industrialist and philanthropist Andrew Carnegie
- Train stations within the city with additional main line service in nearby Inverkeithing. Park and Ride facilities in Halbeath to Edinburgh Airport and the M90 motorway circa three miles from the property
- Entrance hall leading to all downstairs accommodation with WC
- Living room with gas fireplace and separate dining room, currently utilised as a family room
- Modern kitchen comes equipped with a range of floor and wall mounted units, good worktop space and breakfast bar. French doors offer access onto gardens and there is a separate utility room to house washing machine and additional storage
- Main bedroom features built in mirrored wardrobes and a contemporary en suite shower room with mains fed shower unit
- Three additional bedrooms with built in storage available. Loft access within the landing
- Family bathroom with three piece suite and electric shower over the bath
- Gardens to the rear, mostly laid to lawn with patio area
- Driveway with parking for two cars leading to single garage
- Viewing comes highly recommended to appreciate this excellent family home located within easy access of Dunfermline's City Centre









Location

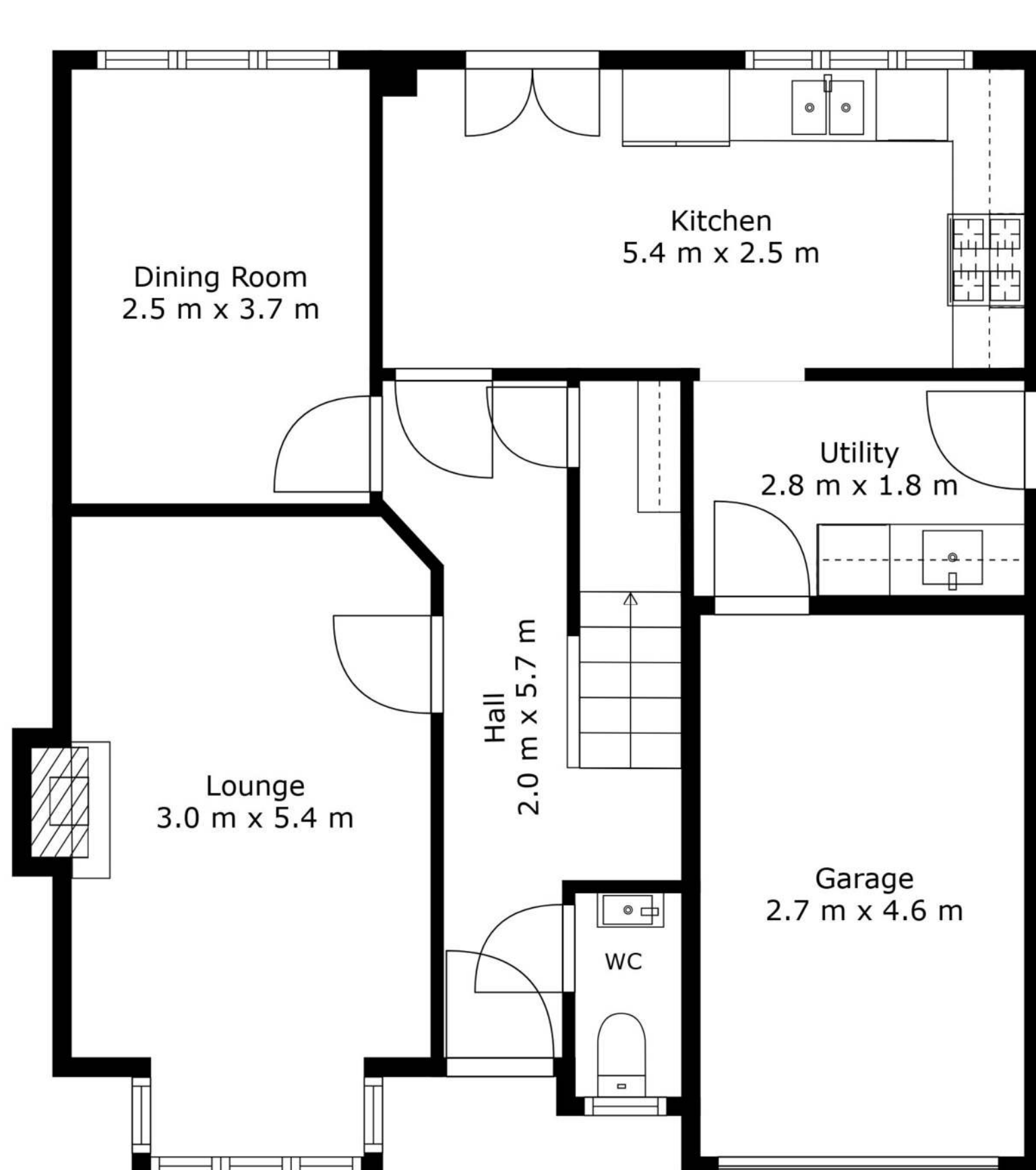
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

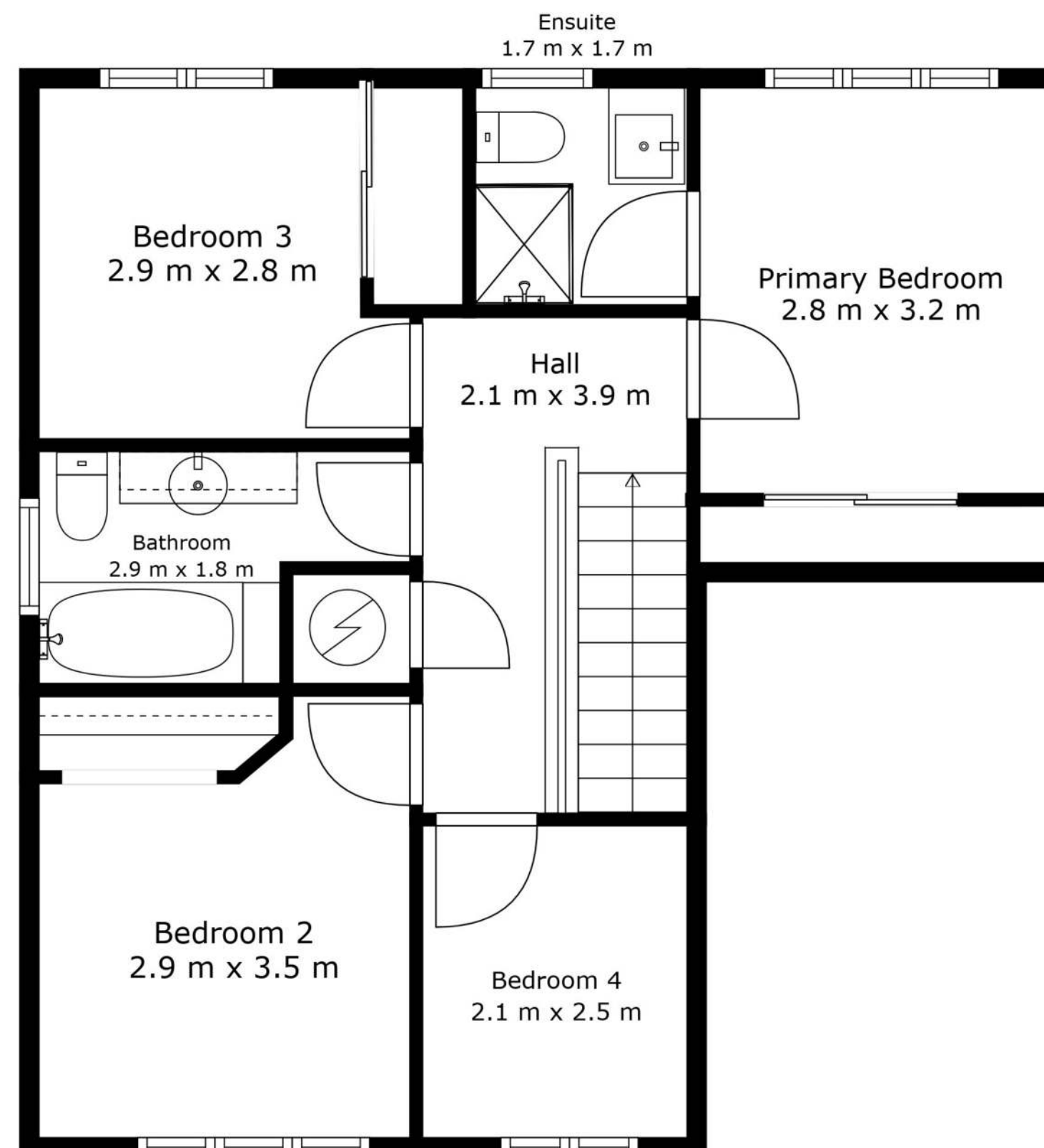
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.





Floor 1



Floor 2



TOTAL: 112 m²
 FLOOR 1: 58 m², FLOOR 2: 54 m²
 EXCLUDED AREAS: GARAGE: 12 m², FIREPLACE: 0 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

