



16 Hawthorn Grove, Dunfermline, KY12 0DZ
Offers Over £235,000



Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- An immaculate, three bedroom, semi-detached villa located within close proximity of Dunfermline's City centre and walking distance for bus and rail links to Edinburgh
- Situated within a small, residential development of similar homes
- Perfectly located for amenities via Dunfermline's City Centre, offering a variety of shops, restaurants and bars. Local convenience stores available with Fife Leisure Park on the outskirts of the city offering various coffee shops, leisure facilities and a ten screen cinema
- Transport links available via Dunfermline and Queen Margaret Railway Stations, offering a regular service to and from Edinburgh City Centre and Park and Ride facilities at nearby Halbeath to Edinburgh Airport
- Various local primary schools and secondary schooling within Dunfermline
- Entrance hall leading to WC
- Spacious lounge to the front with ample room for free standing furniture and modern kitchen offering base and wall units and a mixture of integrated white goods. French doors leading onto gardens
- Master bedroom benefits from built in wardrobe space and modern en suite shower room with WC and wash hand basin
- Two further bedrooms with built in wardrobe space
- Modern, family bathroom with three-piece suite and shower over bath
- Large south facing rear garden mostly laid to lawn and patio area. Fantastic outlooks over Dunfermline
- Driveway for multiple cars
- Viewing comes highly recommended to appreciate the fantastic family home located near 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.



Enquiries

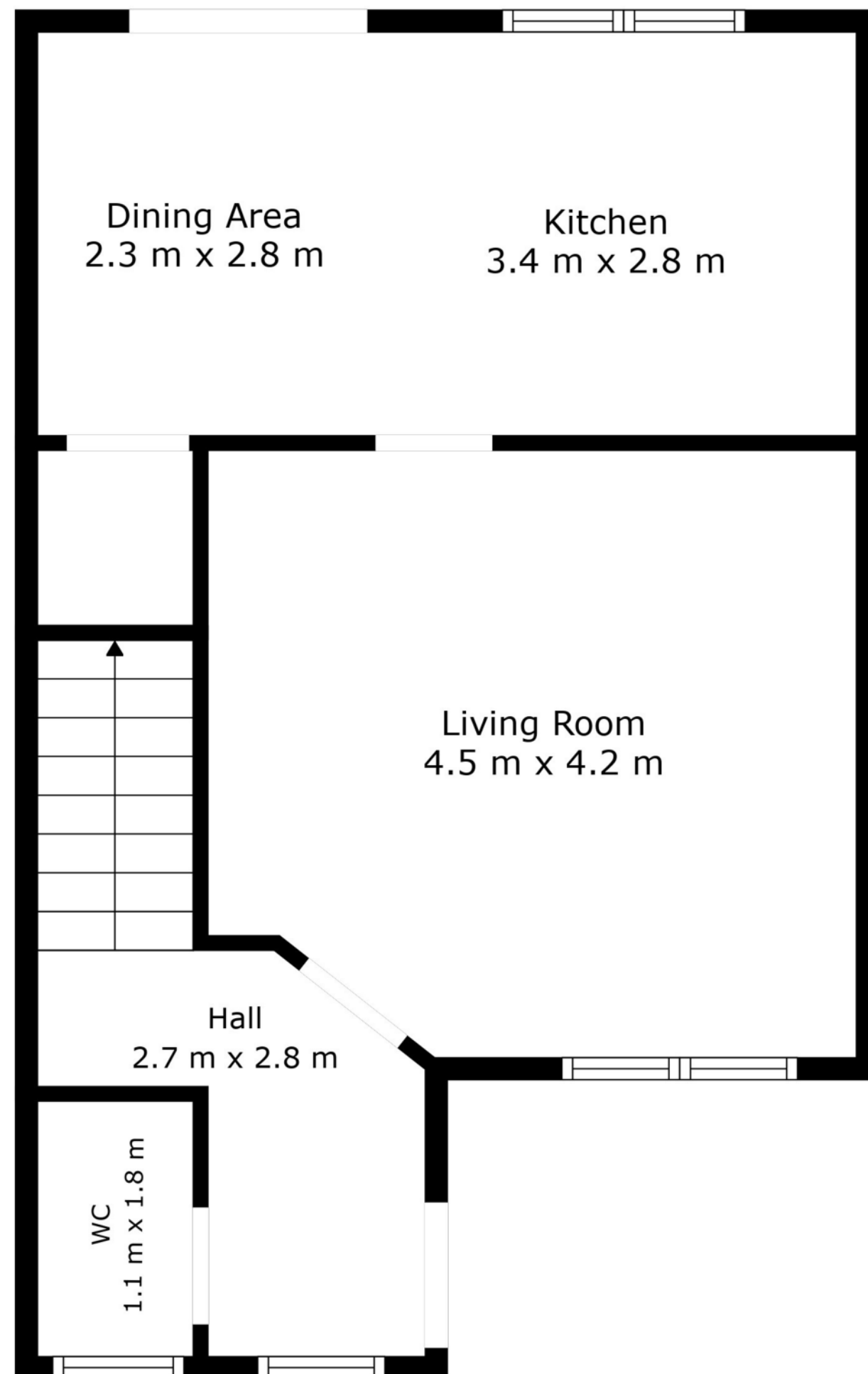
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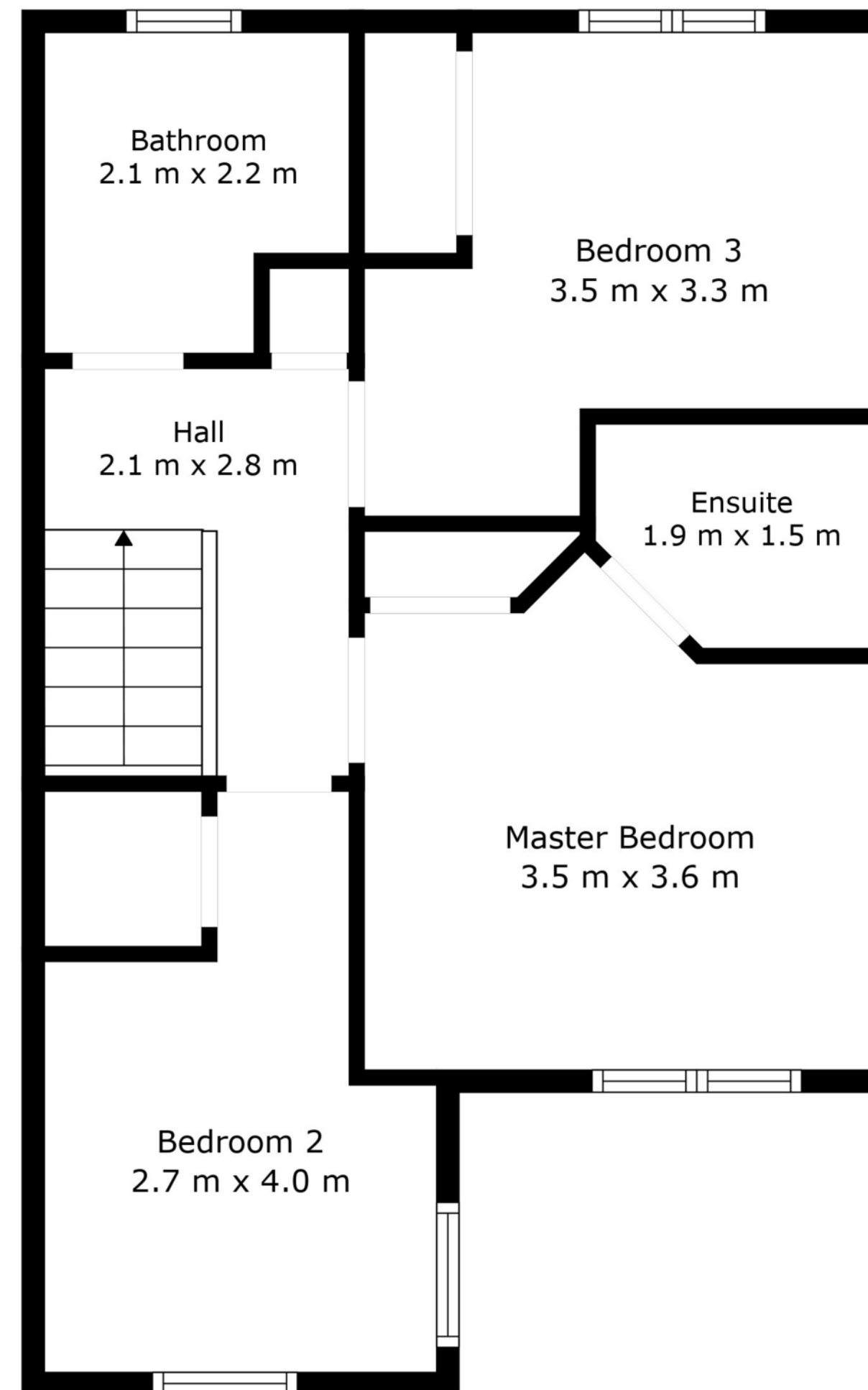
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Floor 1



Floor 2

TOTAL: 92 m²
FLOOR 1: 46 m², FLOOR 2: 46 m²
WALLS: 8 m²

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

