



7 Cairns Crescent, Dunfermline, KY12 9FH
Offers Over £205,000



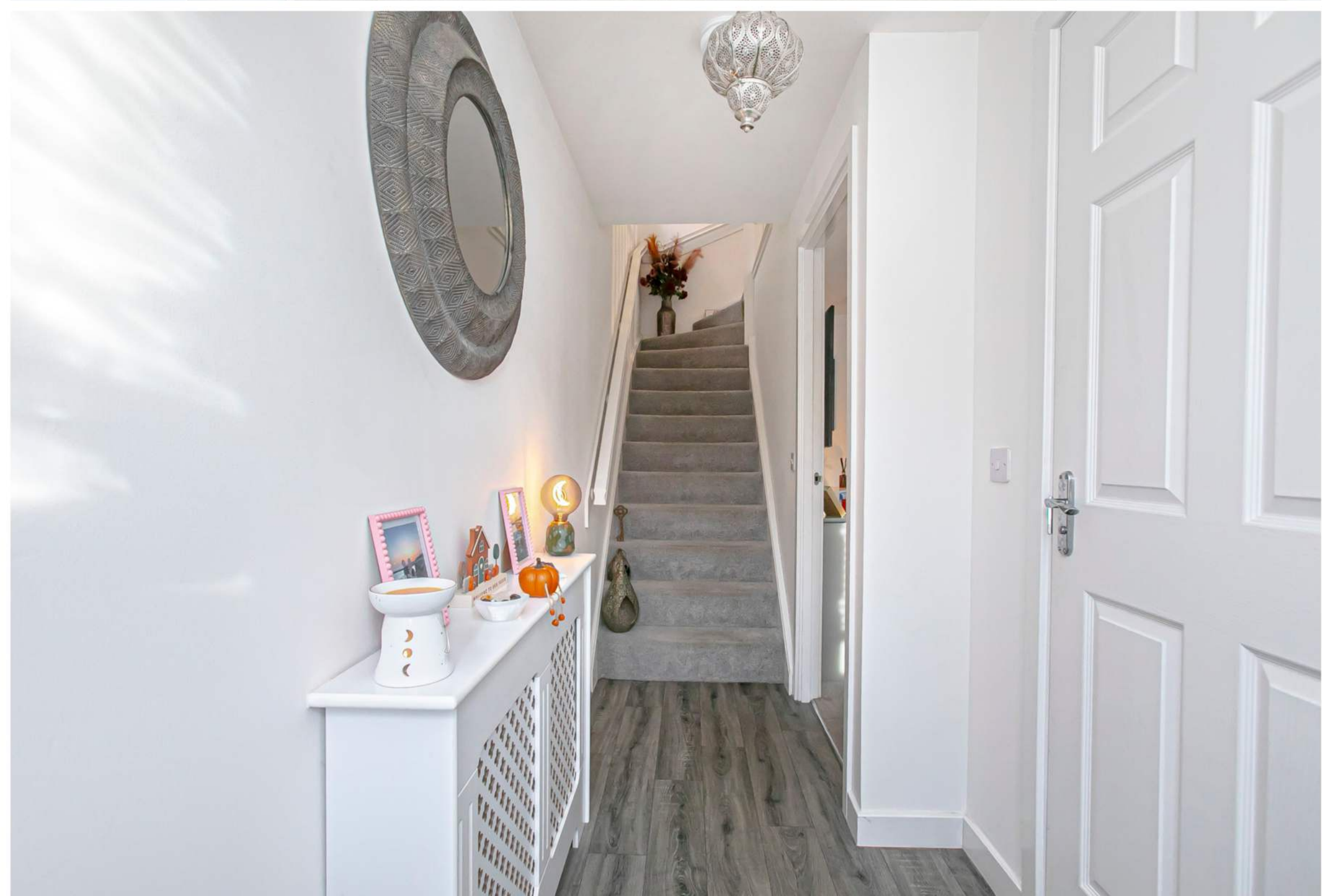
Key Features

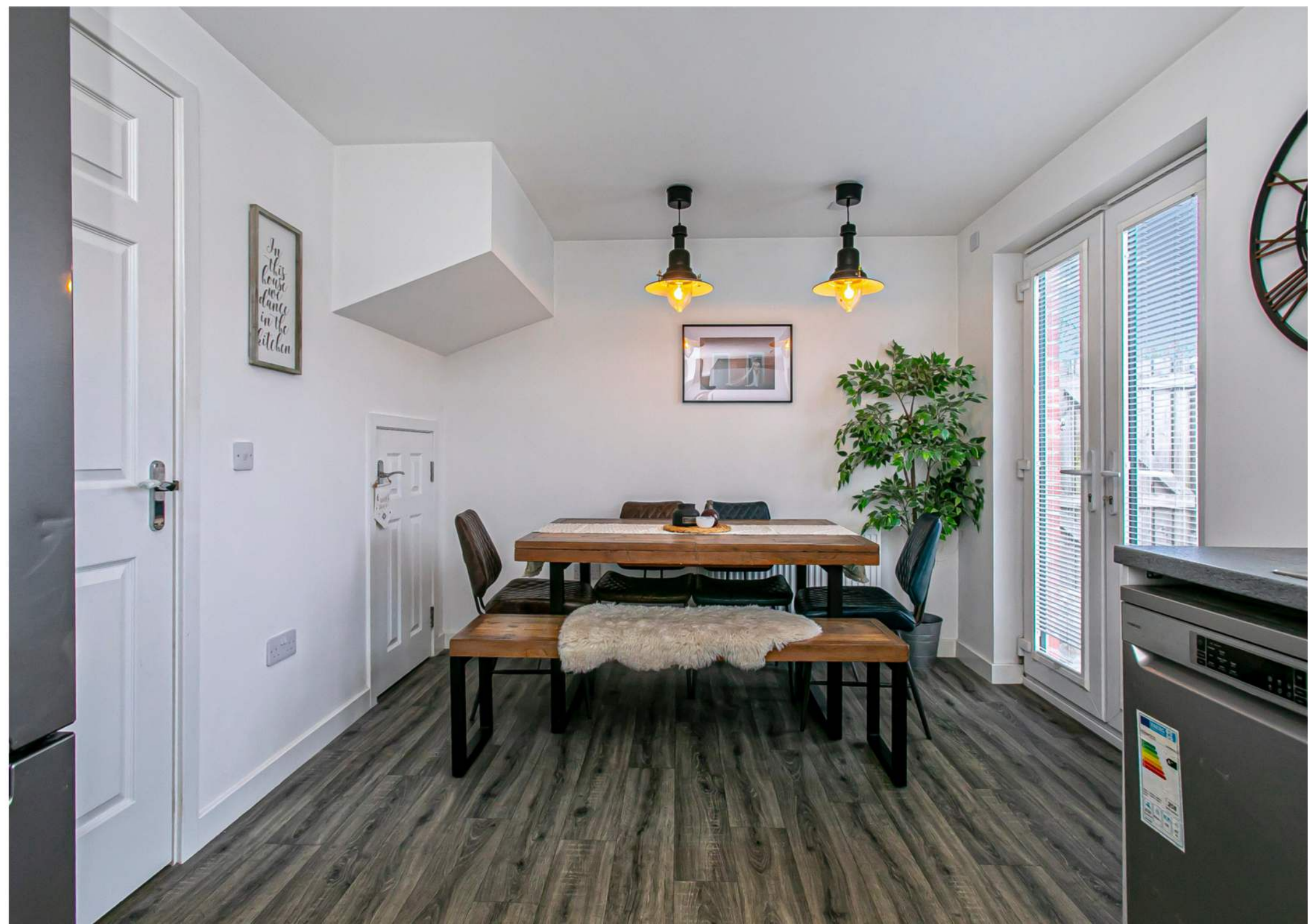
 3 Bedrooms

 1 Public

 2 Bathrooms

- An immaculate, three bedroom, end terraced located within close proximity of Dunfermline's City centre and walking distance from schooling
- 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 including walking distance from Queen Anne High School
- Entrance hall with WC leading through to a formal, front facing lounge
- Contemporary dining kitchen, offering ample storage, room for appliances and French doors leading on to the rear gardens
- Master bedroom with mirrored wardrobes and modern en- suite shower room
- Two further bedrooms with storage available within the attic. Bedroom three could double as a home office for those needing a separate work from home space
- Family bathroom with three-piece suite
- Easy-maintained gardens to the rear of the home with decked area, perfect for alfresco dining
- Driveway to the front of the property
- Gas central heating and double glazing
- Viewing comes highly recommended to appreciate this modern first-time home located within easy access of Dunfermline's City Centre
- EPC – C, Council Tax – D
- Factor Fees circa £100.00 per annum and paid to RMG Scotland









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.

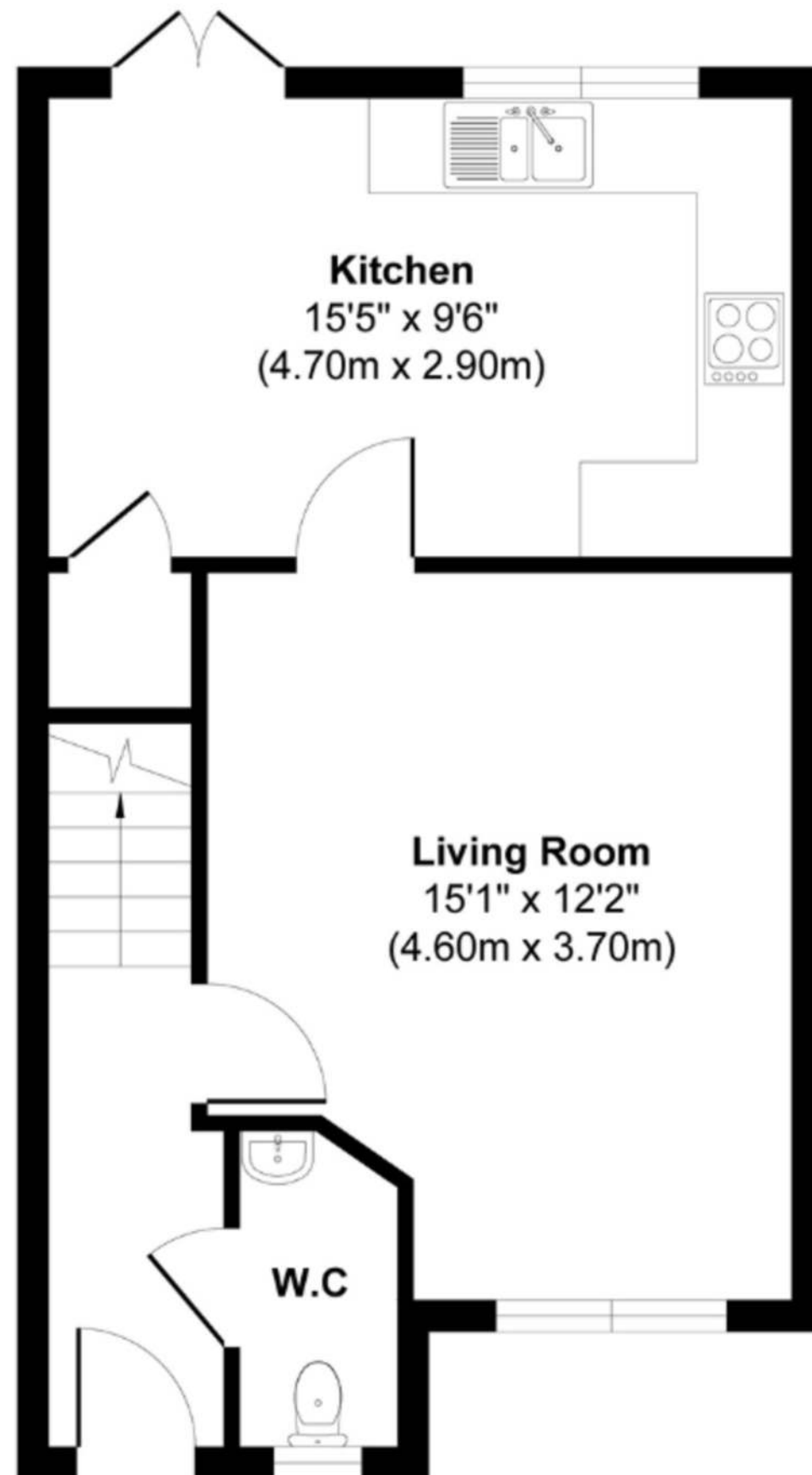
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

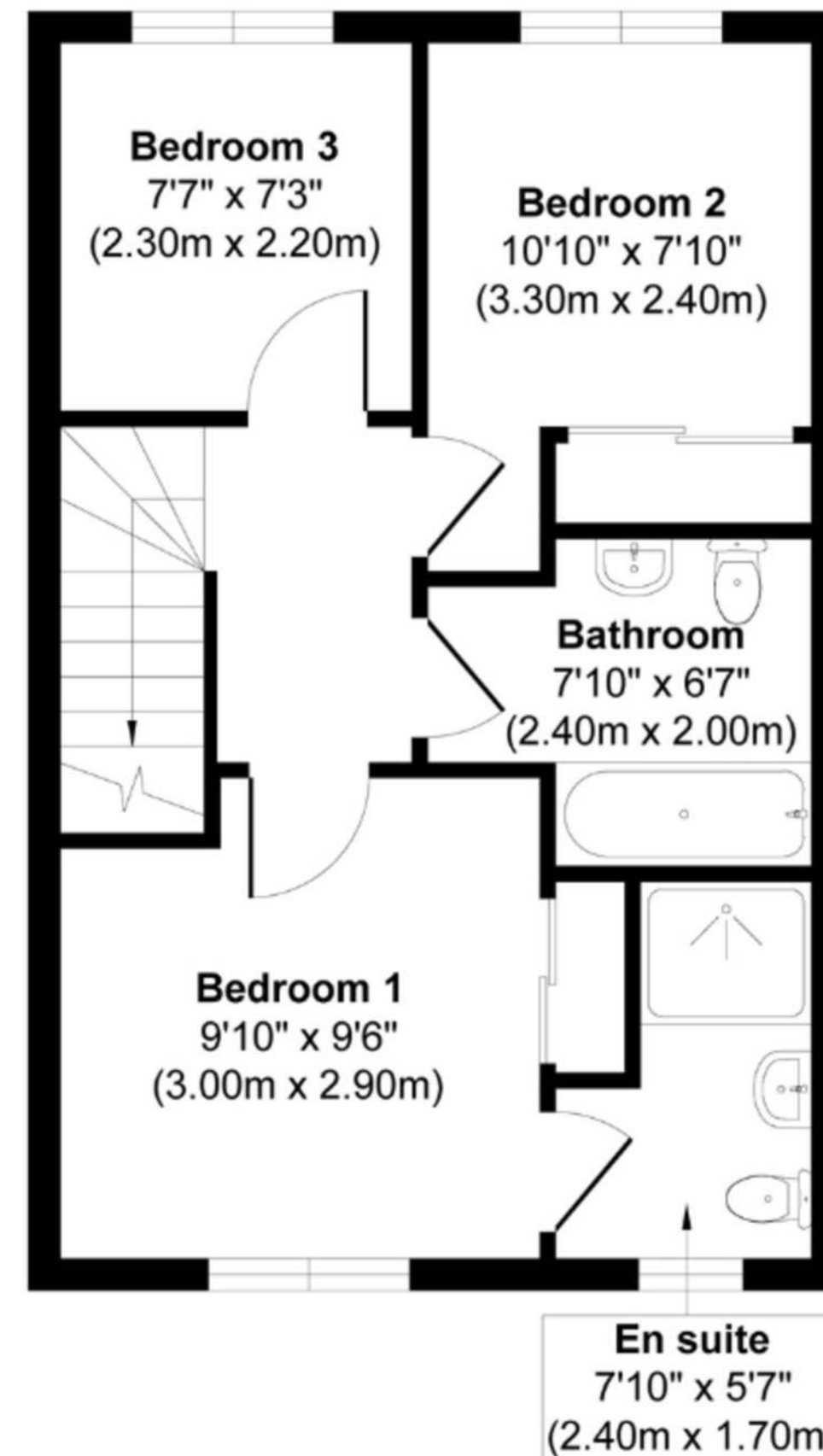
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.



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Ground Floor
Approximate Floor Area
407 sq. ft
(37.77 sq. m)



First Floor
Approximate Floor Area
384 sq. ft
(35.72 sq. m)

Approx. Gross Internal Floor Area 791 sq. ft / 73.49 sq. m
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Enquiries

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