





Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- An impressive, four bedroom detached home offering large, peaceful garden grounds and close proximity to Dunfermline's city centre
- The property sits around a 10 minute walk from the city centre offering a wide variety of local amenities. Various shops, bars and eateries can be found within the city centre with the ancient capital providing several landmarks of historic significance including Dunfermline's Abbey, resting place of King Robert the Bruce and Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Railway Station within walking distance at Dunfermline City and additional stations at Queen Margaret, Inverkeithing and Rosyth. Bus Station with services to Edinburgh and Glasgow and Park and Ride facilities at Halbeath and Inverkeithing. M90 motorway circa three miles from the property with links to Edinburgh and The North
- Out of town amenities available at Fife Leisure Park including various coffee shops, restaurants and a variety of leisure facilities including a ten-screen cinema. Various supermarkets available. Walking distance of Queen Anne High School
- Driveway leading to double garage. The driveway features cobbles in the shape of a thistle, originating from Dunfermline's historic High Street
- Entrance hall leads to a large open plan, living room and dining room. Patio doors lead out onto gardens
- Dining kitchen to the rear of the home offering a range of floor and wall mounted storage, appliances including integrated Bosch dishwasher. Separate utility room with access onto gardens and double garage
- Master bedroom benefits from built in wardrobe space and en suite shower room
- Three further bedrooms with built in storage available. Bedroom two offers scope for conversion to an additional shower room, subject to relevant permissions
- Family bathroom benefits from floor to ceiling storage with additional storage within the landing
- Roof terrace to the front of the property and south facing balcony overlooking rear gardens
- Large, mature gardens to the rear of the home with patio leading from the rear of the home and lawn







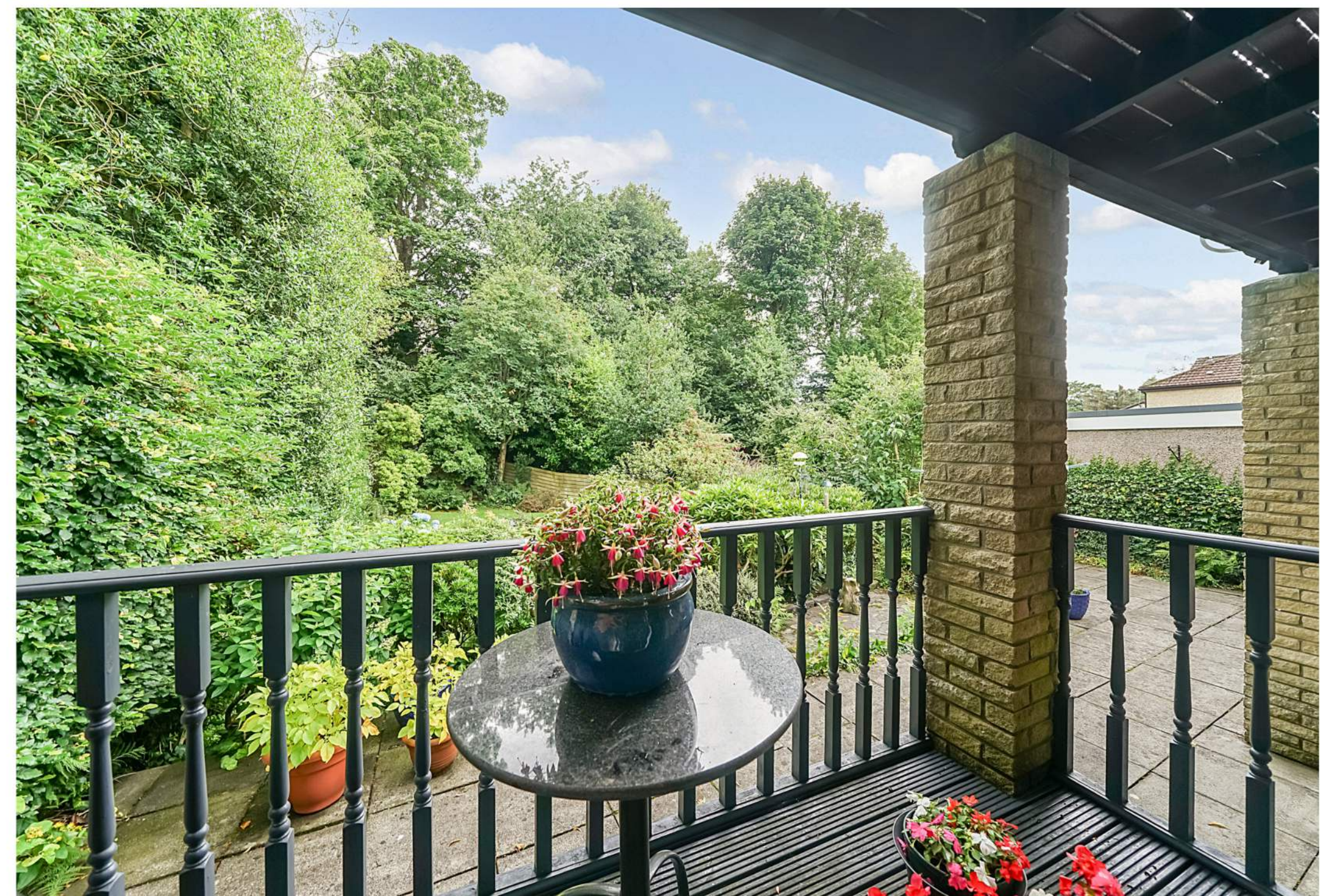
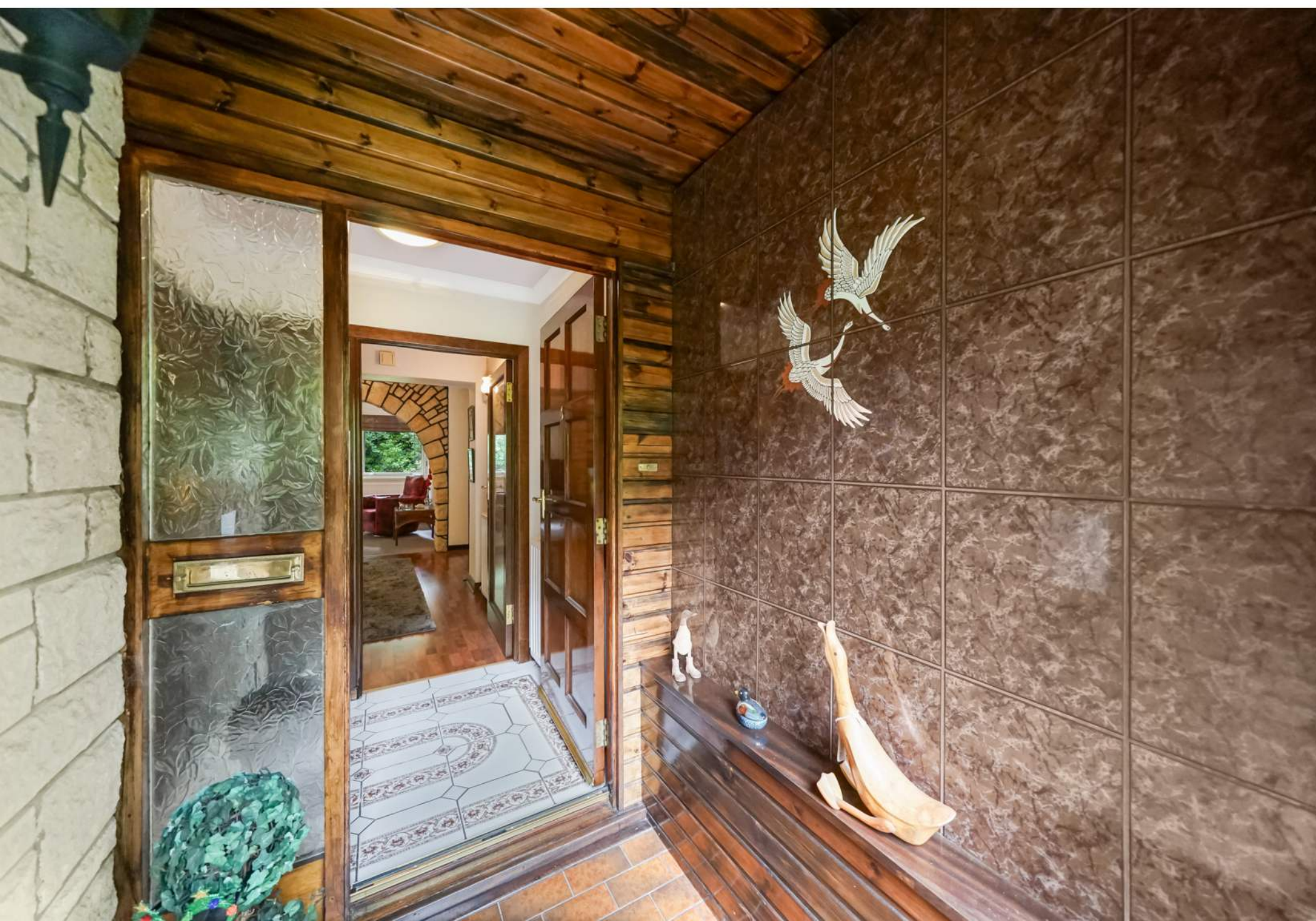
Location

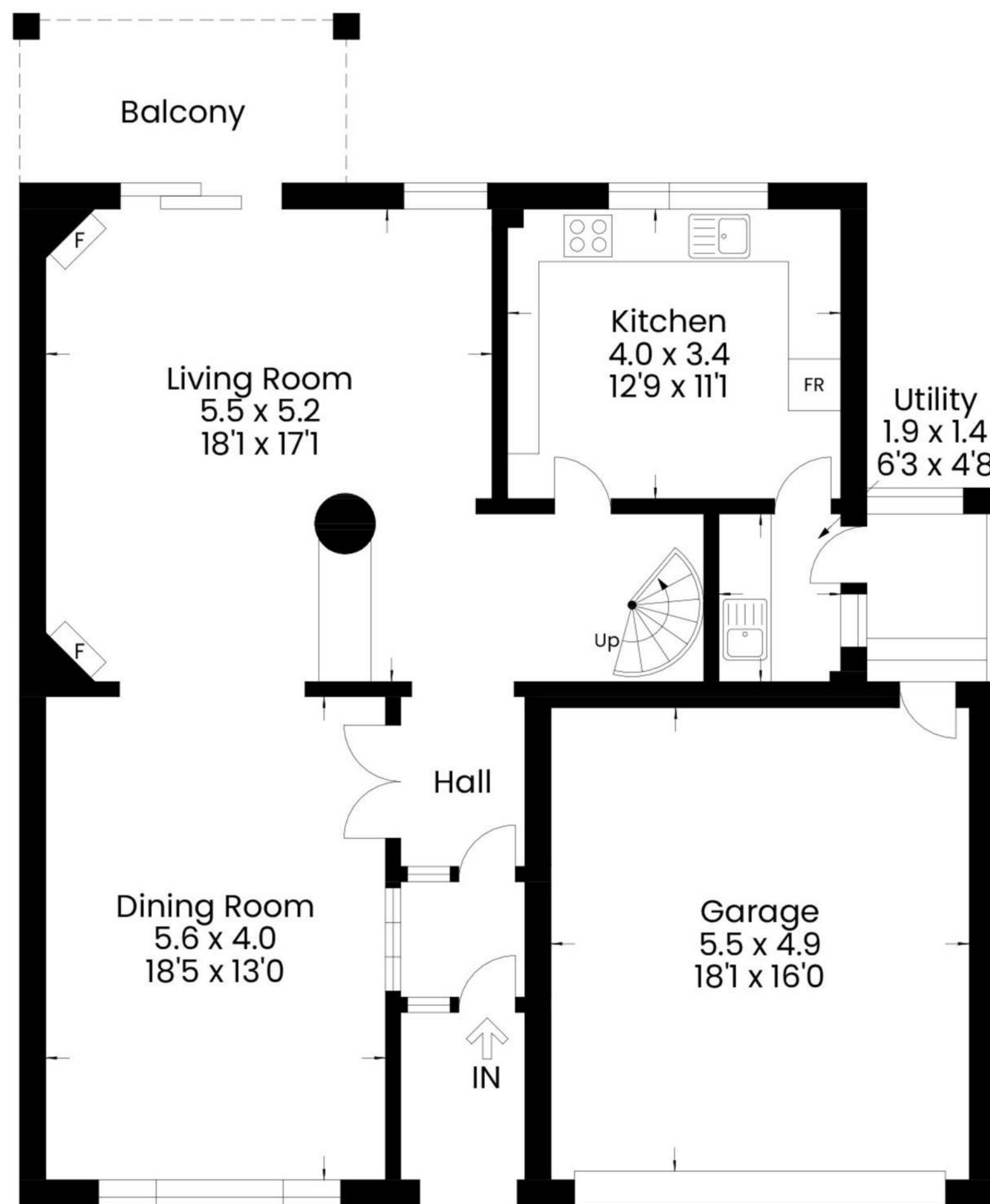
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

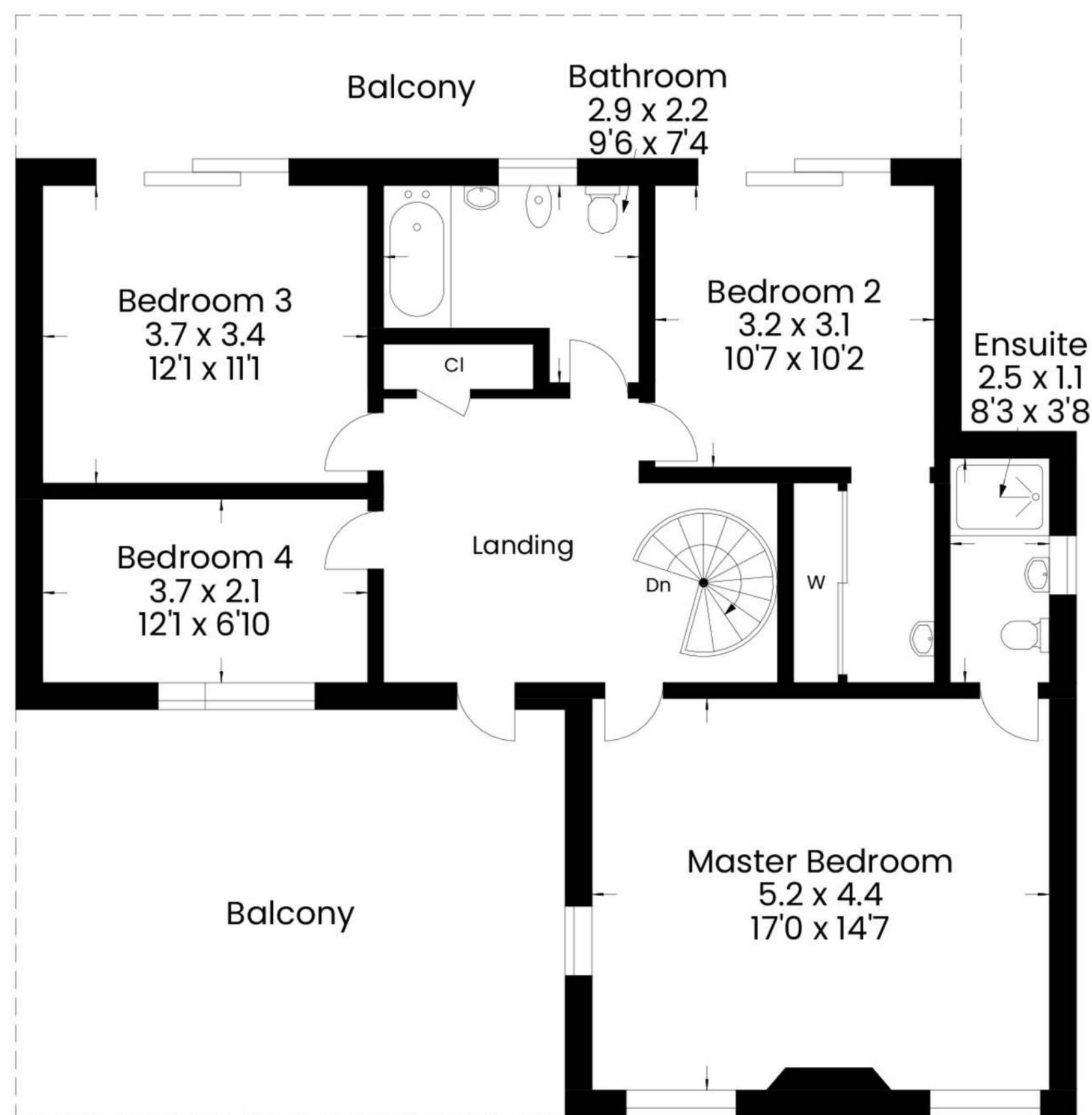
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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





First Floor



Second Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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