



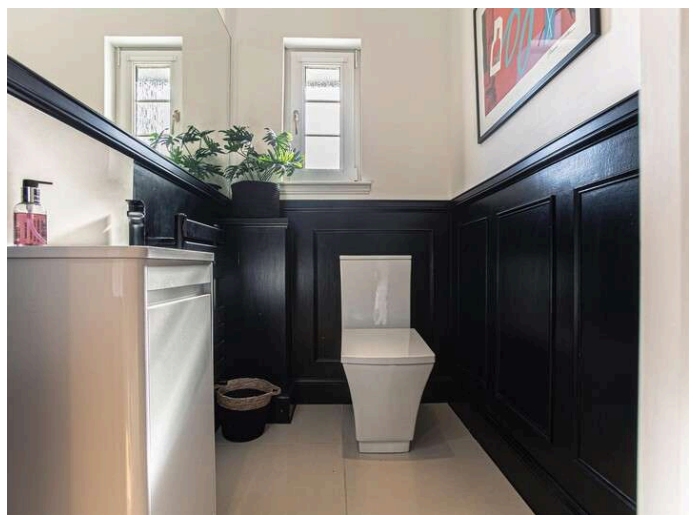
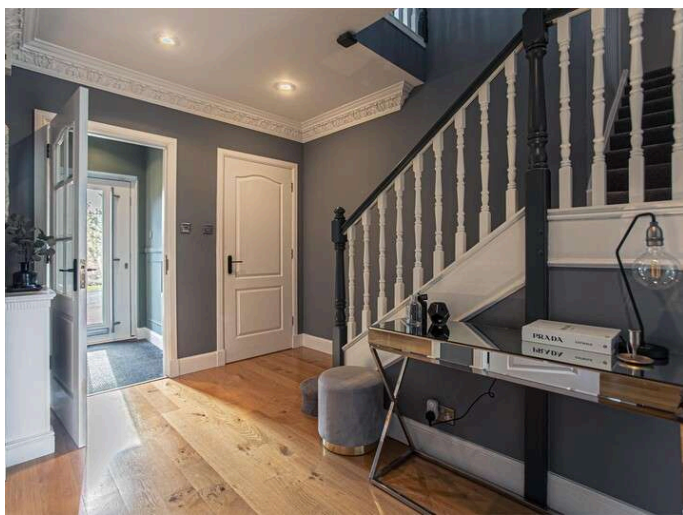
Solicitors & Estate Agents

3

Cowal Place, DUNFERMLINE, KY11 8GP



Working harder for you



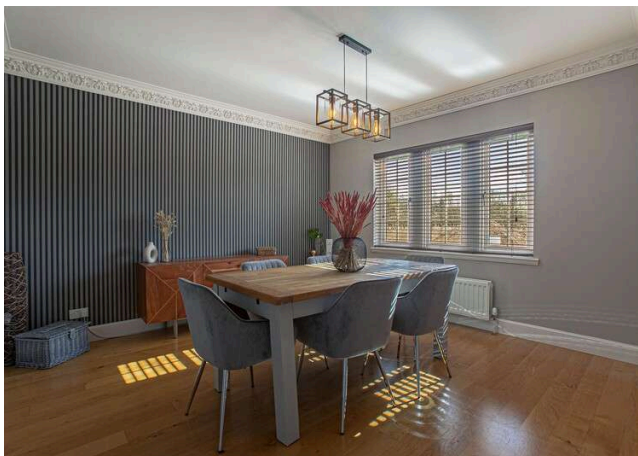
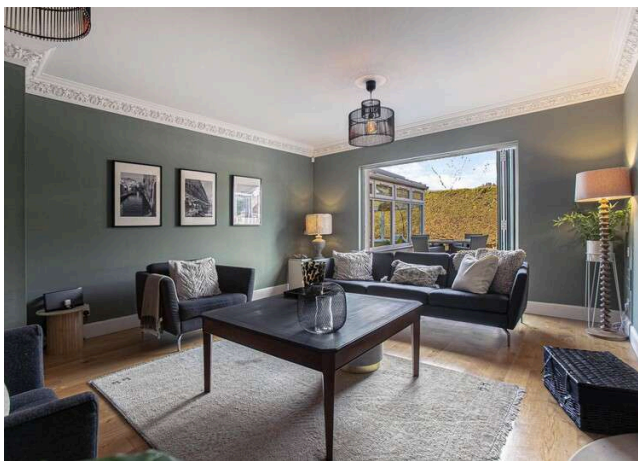
5 bedrooms



3 public



3 bathrooms



- + A modern, beautifully presented executive villa, located within the exclusive Cala estate of Duloch
- + Properties within location are rarely available on the market and early viewing is a must
- + Five bedrooms and three public rooms
- + Forming part of a sought after, exclusive development, Cowal Place is conveniently located for all of Duloch's amenities including various supermarket, green spaces at Duloch Park and various leisure facilities. Fife Leisure Park, around one mile away offers additional amenities including a ten screen cinema and various coffee shops
- + Local primary schooling within walking distance with bus links to Secondary schooling, including public schooling
- + Transport links include several local train stations, with Inverkeithing offering a regular service to Edinburgh Waverly and Haymarket. Park and Ride facilities to Edinburgh Airport and City Centre and the M90 motorway connecting Edinburgh and the North
- + Driveway with parking for several cars, benefitting from built in EV charger
- + The home opens to a beautiful, welcoming entrance hall, leading to all downstairs accommodation and benefitting from WC
- + Living Room to the rear of the home, with feature fireplace and ornate corning. Bi-folding doors leading onto garden. Formal dining room to the front
- + Quality, dining kitchen with a wide selection of storage options, utility room and centre island. Conservatory overlooking private rear gardens
- + Master bedroom features built wardrobe and four piece en suite bathroom
- + Four further bedrooms with additional en suite. Family bathroom
- + Private gardens consisting of lawn, patio and decked areas
- + Viewing comes highly recommended to appreciate this modern, executive home located within a highly sought after area of Dunfermline

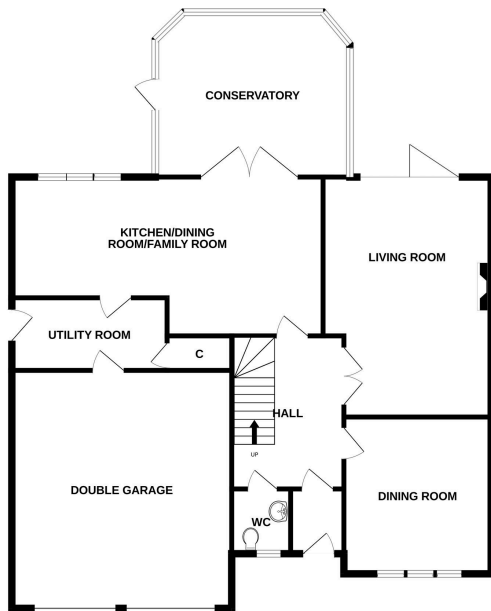




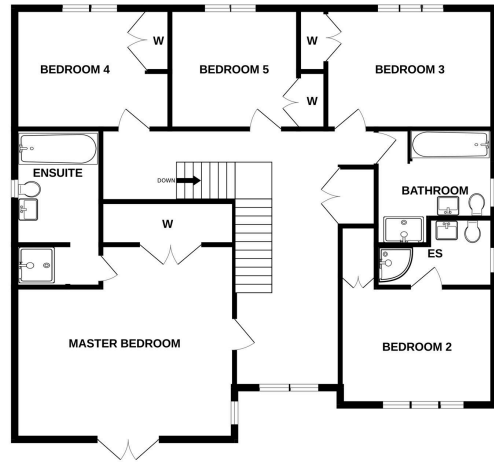




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room	5.90 m x 4.10 m / 19'4" x 13'5"	Bedroom 3	3.80 m x 3.00 m / 12'6" x 9'10"
Dining Room	3.80 m x 3.60 m / 12'6" x 11'10"	Bedroom 4	4.80 m x 3.00 m / 15'9" x 9'10"
Kitchen/Dining Room/ Family Room	7.60 m x 4.00 m / 24'11" x 13'1"	Bedroom 5	3.70 m x 3.00 m / 12'2" x 9'10"
Master Bedroom	5.60 m x 5.40 m / 18'4" x 17'9"	Utility Room	3.80 m x 1.70 m / 12'6" x 5'7"
Bedroom 2	4.10 m x 2.70 m / 13'5" x 8'10"		



Sharing is caring!

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