



8 Macduff Road, Dunfermline, Fife, KY11 8NQ

Tastefully Presented and Spacious, Three-Bedroom, Modern, Detached, Family Home

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Property Description

Tastefully presented and spacious, three-bedroom, modern, detached, family home, with gardens, a driveway and a garage. Located in a popular and family-orientated, residential area of Dunfermline, Fife.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish fitted kitchen and bathroom suites, multiple TV points and light, modern decor. In addition, there is gas central heating, double glazing and good storage, including a loft and a garage, with power and light.

A generous, southerly-facing, rear garden includes a lawn and patio, whilst a double driveway and lawn are set to the front.

The development also offers additional, unrestricted, on-street parking and visitor spaces, along with well-maintained, communal green spaces, including a children's playground.

A welcoming entrance hall, with a WC, is finished with modern, light, neutral decor and modern, tiled flooring. On the left, a tastefully presented living room is extended by a box bay window and offers a spacious, flexible floor plan for freestanding furniture. Set to the rear and spanning the entire width of the property, a kitchen provides space for a family-sized dining table and chairs and opens onto the rear garden, via French doors. Zoned by a breakfast bar, the kitchen area is fitted with contemporary units and worktops, whilst appliances include an integrated oven, a gas hob and a stainless-steel canopy, whilst plumbing and space are available for a fridge/freezer and a washing machine.

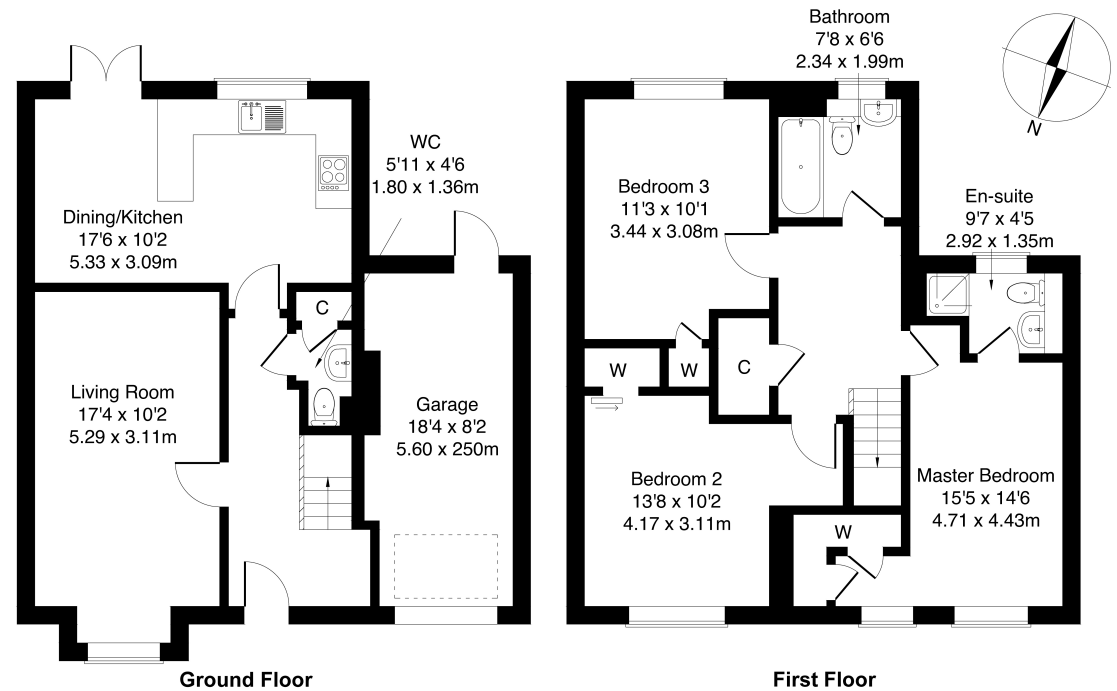
Upstairs, a landing, with storage, leads to three well-proportioned bedrooms, all carpeted for comfort and enjoying integrated wardrobe storage, with the master bedroom further benefiting from an en-suite shower room.

Completing the accommodation, a good-sized family bathroom comprises a contemporary three-piece suite, a shower-over-bath, vanity storage and tiled, splash walls.



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Approximate Gross Internal Area: (1313 sq ft - 122 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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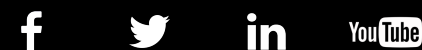
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