









# Key Features

 2 Bedrooms

 2 Public

 2 Bathrooms

- A two bedroom, semi-detached villa located within the popular Garvock area of Dunfermline
- An ideal first time home within a quiet residential cul-de-sac with amenities close to hand including various primary schools, secondary schooling, walks, shops and leisure facilities
- Transport links include the M90 motorway as well as various railway stations within Dunfermline, including walking distance from Queen Margaret Station, and nearby Inverkeithing and Rosyth
- Elevated plot offering fantastic southerly aspects over Dunfermline towards the Three Bridges and Pentland Hills
- Living room leading to formal dining room to the rear of the home
- Modern kitchen including a range of floor and wall mounted storage, integrated appliances and access out onto gardens
- Tiled shower room on the ground floor with mains fed shower, WC and wash hand basin
- Large master bedroom with ensuite and a built-in open wardrobe area. Fantastic southerly aspects
- Second double bedroom with built in wardrobe
- Large gardens to the rear with a mix of lawn and patio, perfect for alfresco dining. Summerhouse included within the sale.
- Driveway with parking for several cars, leading to detached garage
- EPC Rating – C, Council Tax Band - D













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



**TOTAL: 87 m2**

Ground floor: 48 m2, 1st floor: 39 m2

EXCLUDED AREAS: GARAGE: 21 m2, SUMMER HOUSE: 14 m2, WALLS: 14 m2

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

