



3 Spruce Grove, Dunfermline, KY11 8A
Offers Over £235,000



Key Features

 3 Bedrooms

 3 Public

 1 Bathroom

- An extended, three-bedroom detached villa, within a cul-de-sac setting, situated within the ever-popular Pitcorthie area of Dunfermline
- An ideal family home with amenities close to hand including primary schools within walking distance, secondary schooling with bus links, shops and leisure facilities
- Lovely, quiet location for families with an abundance of walks and green spaces available within Pitcorthie
- Transport links include the M90 motorway as well as various railway stations within Dunfermline and nearby Inverkeithing and Rosyth
- Walking distance to Pitreavie Golf Club and amenities outside the city include Fife Leisure Park with various coffee shops, leisure facilities and a ten screen cinema
- Driveway with parking for several cars leading to a detached single garage
- Entrance vestibule leading through to living room and dining room. Storage under the stairs
- Additional family room to the rear with downstairs WC
- Kitchen comes equipped with both floor and wall mounted units, room to house white goods and worktop space. Access out onto enclosed gardens
- Two double bedrooms with storage available and a third single bedroom
- Tiled bathroom with electric shower over the bath, WC and wash hand basin. Loft access within the landing
- Neat gardens to the rear, mostly laid to lawn with patio
- A fantastic, family home within a sought-after residential location
- Viewing comes highly recommend







Location

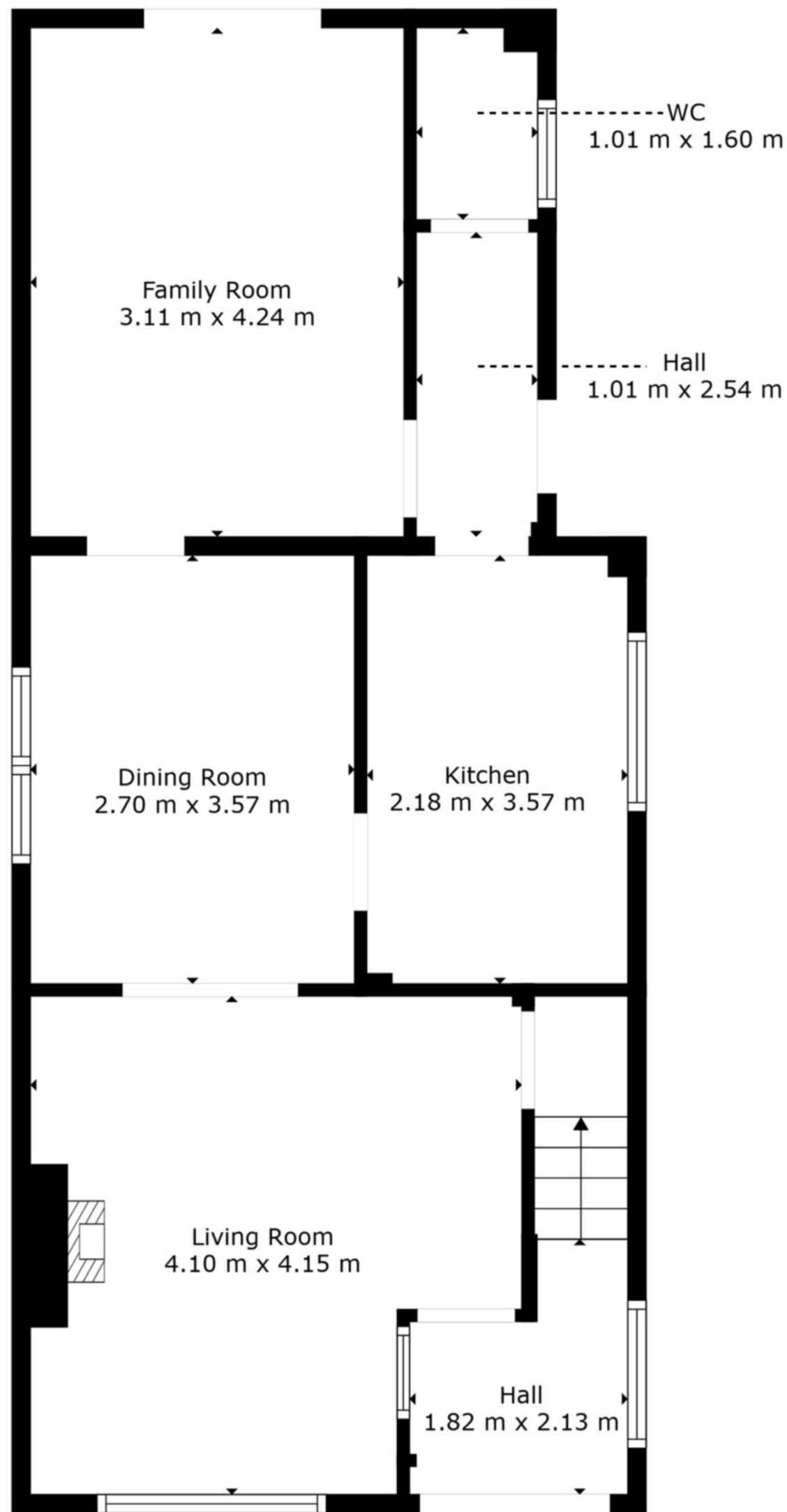
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

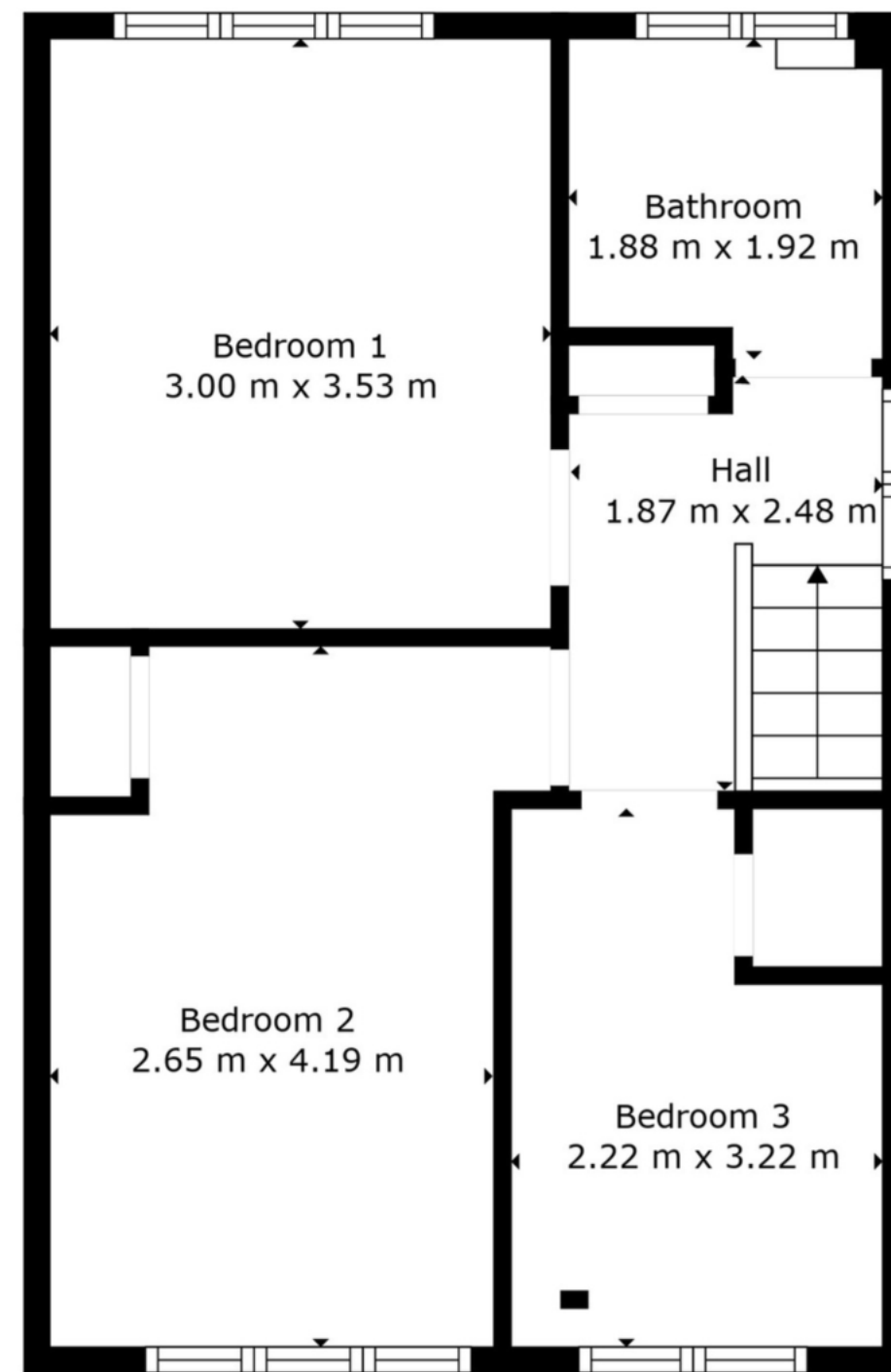
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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





Floor 1



Floor 2

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

