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Solicitors & Estate Agents

13

Birnam Gardens, Dunfermline, KY11 8FQ



Working harder for you



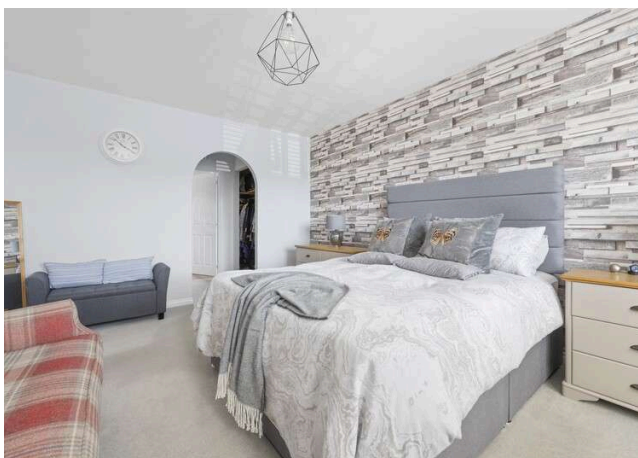
5 bedrooms



3 public



3 bathrooms



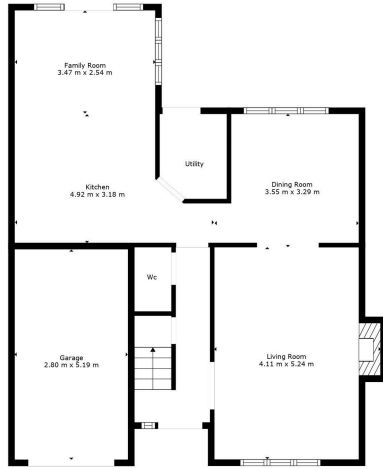
- + A modern and beautifully presented, executive detached Townhouse, located within the popular Duloch area of Dunfermline. The property offers flexible living space featured over three levels
- + Offered to the market in move in condition
- + Fantastic location offering a variety of amenities including various restaurants, coffee shops, health club and a ten-screen cinema. Transport links for the commuter are available via Halbeath Park and Ride, Queen Margaret Railway Station and the M90 motorway.
- + Walking distance of several locale primary schools with bus routes for secondary schooling including public schooling. Perfect for families with pleasant walks and Duloch Park around a 5-minute walk from the property
- + Extended driveway with space for several cars and integral single garage
- + Entrance hall, leading to all downstairs accommodation
- + Spacious living Room to the front of the home, with feature fireplace. Leading into dining room
- + Modern kitchen offering base and wall units and a mixture of white goods.
- + Bright and spacious family room leading off from kitchen with patio door leading to private rear gardens
- + Utility room and WC
- + Master bedroom features walk in wardrobe and modern en suite shower room
- + Four additional double bedrooms with ample space for free standing furniture and fitted wardrobe in bedroom three
- + Second floor consists of two excellent sized double bedrooms and a shower room
- + Family bathroom with three-piece suite and additional shower unit completes the internal accommodation
- + Private gardens consisting of lawn and patio area



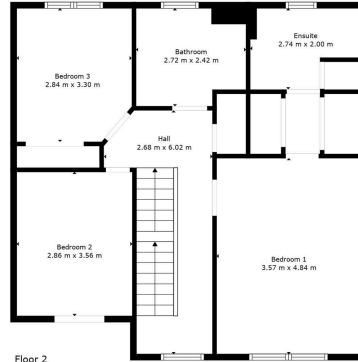




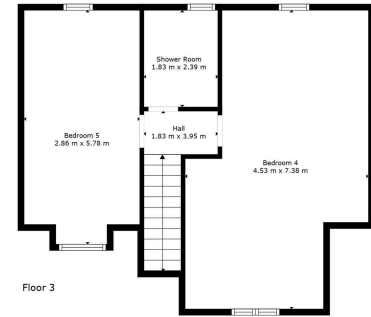




Floor 1



Floor 2



Floor 3



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Living Room	4.11 m x 5.24 m / 13'6" x 17'2"	Bedroom 2	2.86 m x 3.56 m / 9'5" x 11'8"
Family Room	3.47 m x 2.54 m / 11'5" x 8'4"	Bedroom 3	2.84 m x 3.30 m / 9'4" x 10'10"
Dining Room	3.55 m x 3.29 m / 11'8" x 10'10"	Bedroom 4	4.53 m x 7.38 m / 14'10" x 24'3"
Kitchen	4.92 m x 3.18 m / 16'2" x 10'5"	Bedroom 5	2.86 m x 5.78 m / 9'5" x 19'0"
Bedroom 1	3.57 m x 4.84 m / 11'9" x 15'11"		



Sharing is caring!

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