



Property Description

Light and beautifully presented, three-bedroom, end-terrace home, with gardens, forming part of a popular residential development. Located in a modern, maintained and family-oriented residential development in the highly sought-after Duloch area of Dunfermline.

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

Highlights include a bright modern kitchen, modern flooring, gas central heating and tasteful contemporary decor. In addition, there is double glazing and good storage, including a floored loft space.

Externally, the property boasts two allocated parking spaces to the front, whilst an enclosed rear garden includes a lawn, with paved and wood-decked patios. This popular development also has ample unrestricted residential and visitor spaces, together with well-maintained communal areas.

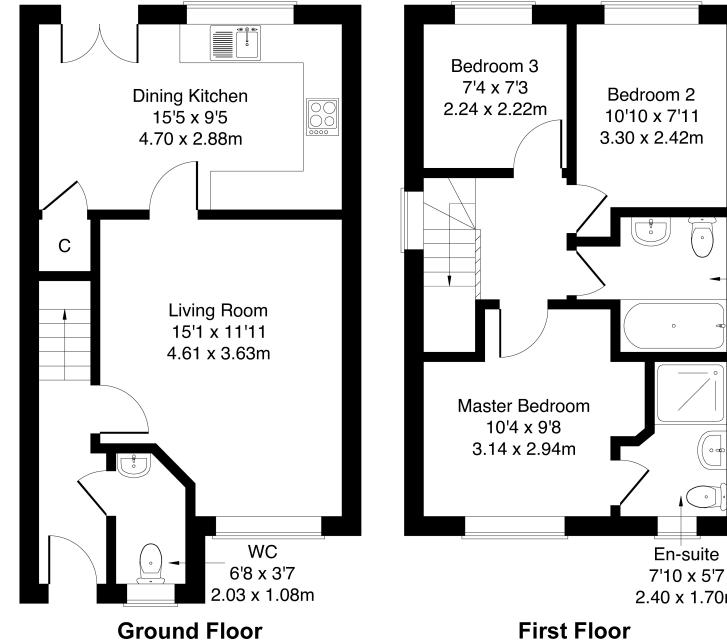
The property opens into a welcoming entrance hall with access to a convenient ground-floor WC, a staircase to the upper level, and a bright, front-facing living room, finished in tasteful neutral decor and modern wood-effect flooring flowing seamlessly from the hall. To the rear, the spacious kitchen and dining area is ideal for family living and entertaining, featuring an understair storage cupboard and patio doors opening directly to the south-facing garden. The contemporary kitchen is well-equipped with stylish units, wood-effect worktops with matching upstands, a sink with a drainer, and a range of integrated appliances, including an oven, gas hob with extractor hood, dishwasher, and fridge/freezer, with additional space for freestanding white goods.

The upper floor hosts the generously sized master bedroom to the front, complete with carpeted flooring, a built-in wardrobe and a modern en-suite shower room. Two further carpeted bedrooms are positioned to the rear, offering flexible accommodation suitable for family living, guests or home working. Completing the home is a well-proportioned family bathroom fitted with a three-piece suite and partially tiled splashbacks.



13 Serf Avenue, Dunfermline, KY11 8YZ
Approximate Gross Internal Area: (797 sq ft - 74 sq m.)

Bathroom
7'11 x 6'7
2.42 x 2.01m



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 vibrant and historic city, the largest in Fife, and highly popular with commuters due to its excellent transport connections. The nearby M90 motorway offers direct routes to Edinburgh, Perth, and Dundee, while Dunfermline Railway Station provides regular train services to Edinburgh, making it ideal for daily commuting. The town boasts a diverse range of shopping options, including the Kingsgate Shopping Centre, Halbeath Retail Park, and several major

supermarkets such as ASDA. A thriving community spirit is supported by a wide variety of amenities, leisure facilities, and well-regarded educational institutions, including Fife College. Residents enjoy numerous outdoor spaces such as the expansive Pittencrieff Park, Townhill Park, and Dunfermline Public Park, offering plenty of recreation opportunities. An excellent local bus network and the Park and Ride facility at Halbeath further enhance Dunfermline's accessibility.





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