

maloco  
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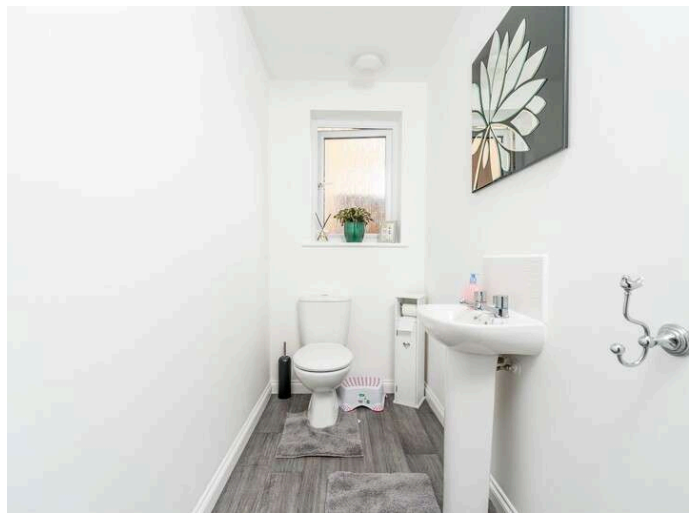
Solicitors & Estate Agents

20

Magnus Drive, DUNFERMLINE, KY11 8XE



*Working harder for you*



4 bedrooms



2 public

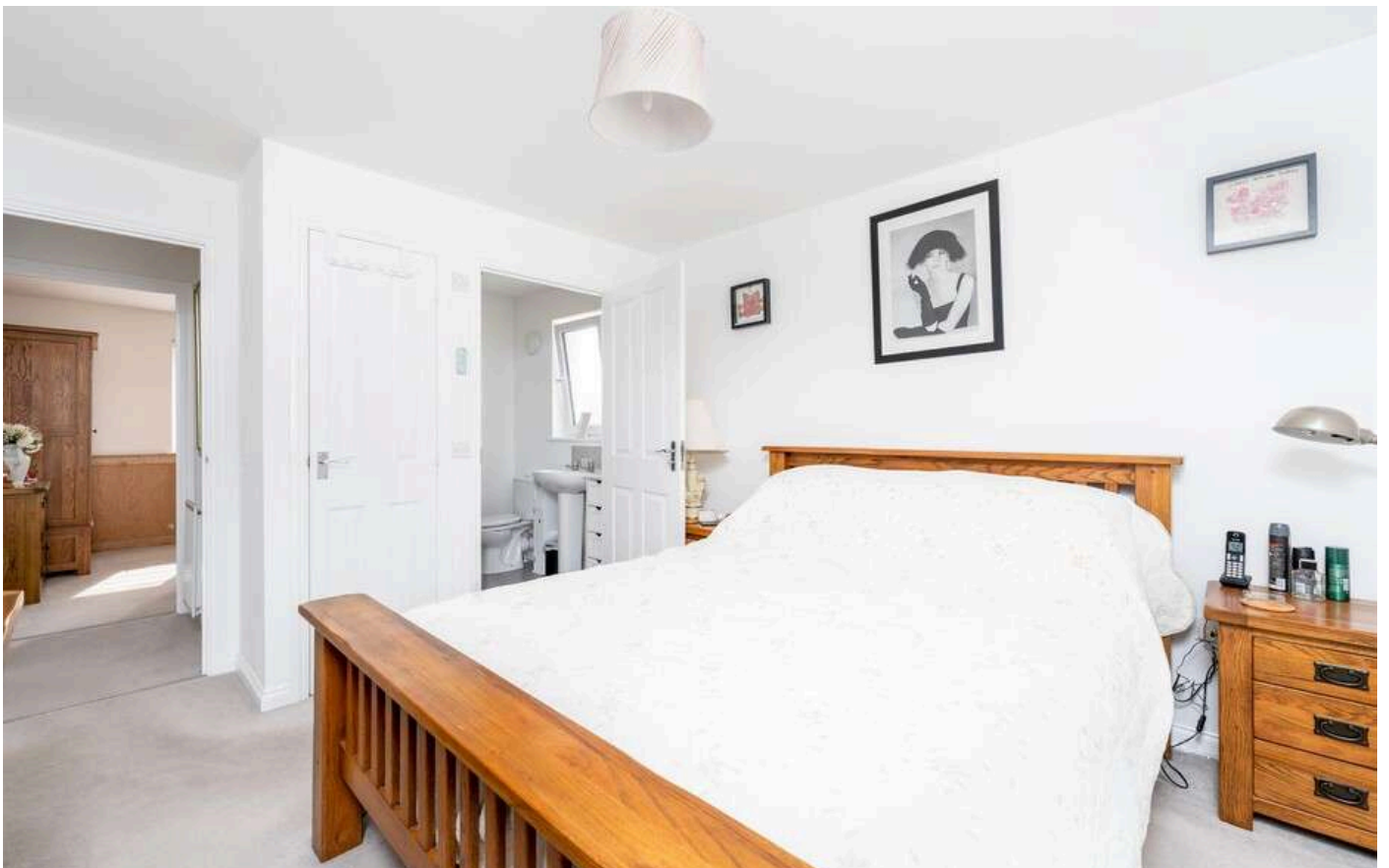


3 bathrooms



- + A beautifully presented, four-bedroom, detached property within the Eastern Expansion of Dunfermline
- + Range of amenities available within Duloch Park including restaurants, coffee shops, private and public gyms, cinema and mini golf
- + Transport links close to hand via M90 motorway, Inverkeithing Train Station and Park and Ride
- + Primary Schooling within walking distance with bus services to secondary
- + Spacious entrance hall with WC and storage under the stairs
- + Spacious living room to the front of property with double doors leading to formal dining room
- + Contemporary dining kitchen to rear of property with ample storage and built-in appliances. French doors leading to enclosed gardens
- + Master bedroom with built in wardrobe and access to the contemporary en-suite shower room
- + Three further double bedrooms with Jack and Jill en suite shower room
- + Modern three-piece family bathroom with tiled finish above the bath
- + Gas central heating and double glazing
- + Large mono-bloc driveway with parking for several cars, leading to integral single garage
- + Neat gardens with patio and lawn
- + A perfect family home in a highly sought-after location and viewing comes highly recommended

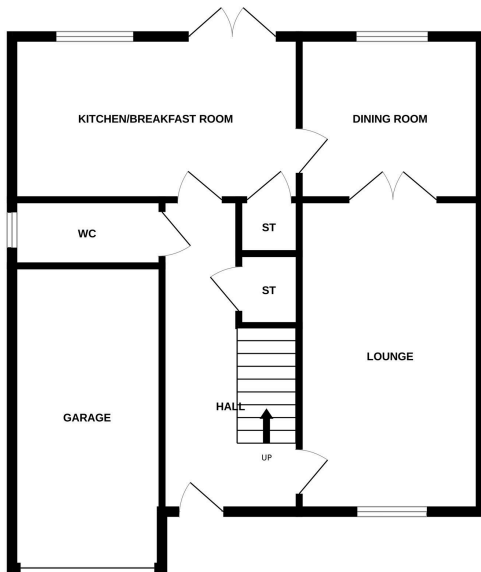




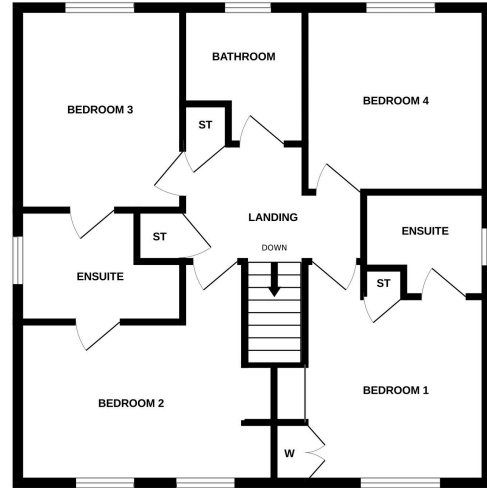




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Lounge	3.16 m x 5.35 m / 10'4" x 17'7"	Bedroom 3	2.65 m x 3.48 m / 8'8" x 11'5"
Dining Room	3.16 m x 2.82 m / 10'4" x 9'3"	Bedroom 4	3.19 m x 2.89 m / 10'6" x 9'6"
Kitchen/Breakfast Room	4.96 m x 2.80 m / 16'3" x 9'2"	Bathroom	2.25 m x 2.34 m / 7'5" x 7'8"
Room	3.78 m x 3.98 m / 12'5" x 13'1"	Ensuite	2.09 m x 1.81 m / 6'10" x 5'11"
Bedroom 1	4.39 m x 2.88 m / 14'5" x 9'5"		
Bedroom 2			



Sharing is caring!

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