







Key Features

 5 Bedrooms

 4 Public

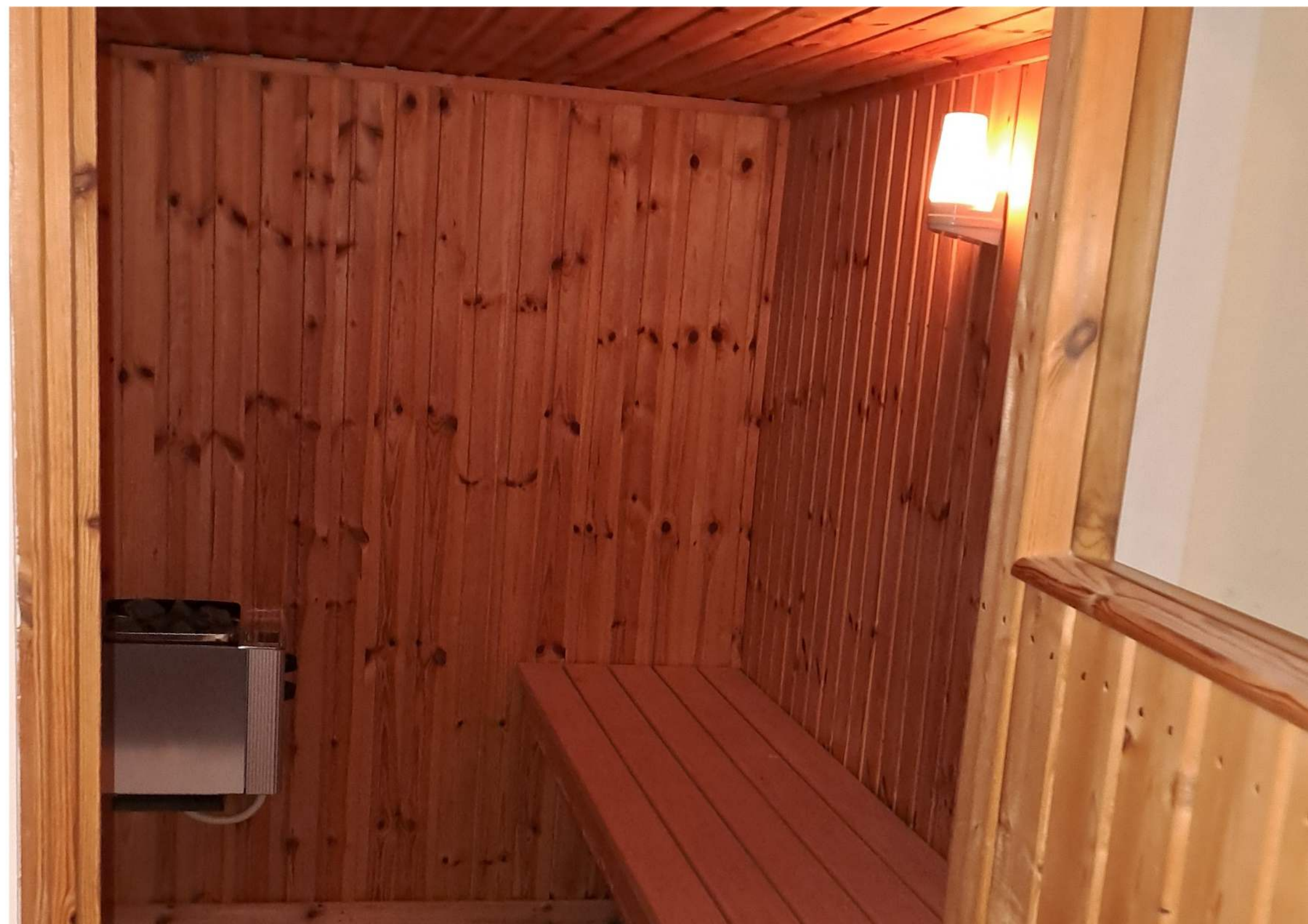
 4 Bathrooms

- An exceptional, executive home, located within one of Dunfermline's most prestigious estates, occupying a generous plot with fabulous views towards Dunfermline's City Centre and McKane Park
- Offering substantial and flexible accommodation, formed over three split levels with generous gardens and parking for numerous vehicles
- Liggars Place sits on the doorstep of Dunfermline's Pittencrieff Park, gifted to the city by famous industrialist and philanthropist Andrew Carnegie, covering 76 acres of woodland walks and recreational facilities. The city centre can be reached on foot, offering various eateries, bars and leisure facilities.
- Around a ten minutes' walk from Dunfermline Railway Station with a regular service to Edinburgh. Bus station within the city and Park and Ride facilities in nearby Halbeath and Inverkeithing with services to Edinburgh Airport. M90 motorway circa three miles from the property
- Ease of access to Dunfermline's various primary and secondary schooling. Bus links within Dunfermline to private schooling including Dollar Academy
- The home has been meticulously upgraded and extended over the years, including various energy efficiency upgrades including air source heat pump, underfloor heating and solar panels on FIT scheme (further details available)
- South facing aspects to the front of the home with conservatory leading to welcoming entrance hall. The hall offers integral access to the garage and utility room, shower room and bedroom. This could easily be converted to create an enclosed living space for elderly relatives
- Stairs lead down to a fantastic open plan living room and kitchen. The kitchen comes equipped with a wide selection of floor and wall mounted storage, centre island and access out onto gardens. Bedrooms three and five are situated on the ground floor with en suite bathroom within bedroom three
- The first floor features a second, formal living room, offering fantastic outlooks over McKane Park and towards Dunfermline's Historic Abbey
- Principal bedroom suite with walk in wardrobe, sauna room, additional dressing room and en suite bathroom with shower unit
- Bedroom four and shower room off the hall with a fantastic family room/games room offering a flexible space with a variety of uses
- Monobloc driveway offering excellent parking, leading to double garage and EV charging point
- A fantastic opportunity to live within one of Dunfermline's most sought after residential addresses and viewing comes highly recommended to appreciate the quality and space on offer









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.

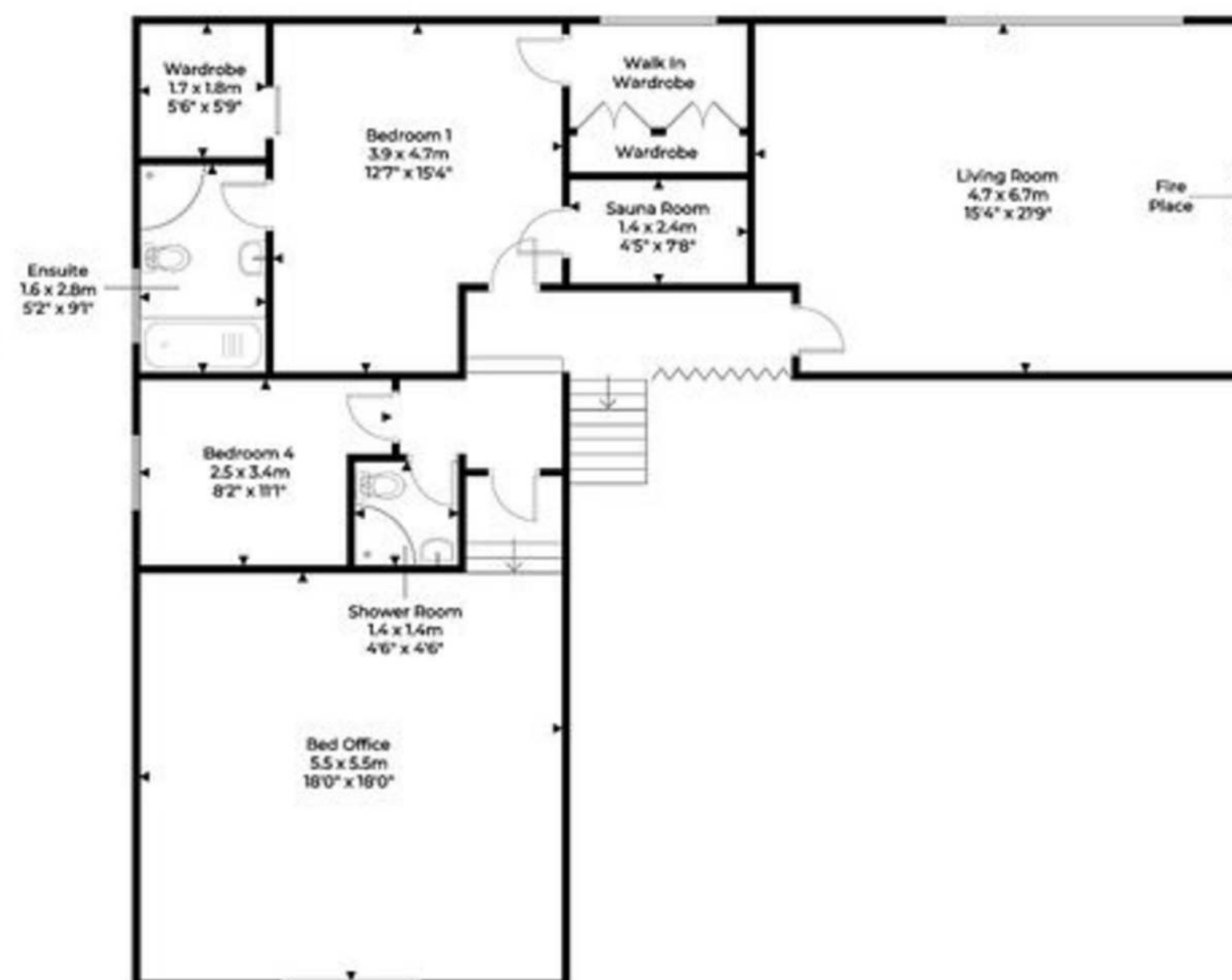




10 Liggars Place Dunfermline KY12 7XZ
Approximate Gross Area
305 sq m / 3282 sq ft



Ground Floor



First Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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

