



6 Old Kirk Place, Dunfermline, KY12 7ST
Offers Over £430,000



Key Features

 4 Bedrooms

 3 Public

 2 Bathrooms

- Rare opportunity to own this extended and upgraded, executive family home, tucked away within a quiet residential cul-de-sac within the sought after Garvock area of Dunfermline
- Located just off Garvock Hill, Old Kirk Place is conveniently located for Dunfermline's city centre and its various amenities. The home is within walking distance of several local primary schools with bus links to secondary schooling throughout Dunfermline. Fife Leisure Park only a short drive away with various coffee shops, restaurants and a ten-screen cinema
- For outside space, the property is within walking distance of Dunfermline's Public Park and various walking routes with Dunfermline also offering Pittencreiff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Transport links include the M90 motorway as well as various railway stations within Dunfermline, including walking distance from Dunfermline City, and nearby Inverkeithing and Rosyth. Park and Ride facilities at nearby Halbeath with a regular service to Edinburgh Airport
- The home is set back from road with monobloc driveway offering parking for several cars, leading to integral double garage. Extensive gardens to the front are mostly laid to lawn
- Entrance vestibule with WC leading to internal hall with storage under the stairs. Formal living room to the front of the home with luxury German crafted fireplace
- Contemporary kitchen boasts a range of wall mounted storage, integrated white goods, including recently installed Bosch dishwasher and fridge and breakfast island. The kitchen also benefits from Quooker flex tap for instant boiling water. Family room off the kitchen, filled with natural light and allowing access onto the enclosed gardens
- Utility and laundry room with internal access to garage
- Three large double bedrooms on the first floor with southerly aspects over Dunfermline and towards the three bridges and Pentland Hills. Contemporary family bathroom with three piece suite
- Master suite with triple glazed patio doors onto garden, remote controlled Velux windows and en suite shower room with WC, wash hand basin and rainfall shower head. Office space connects to the main hallway and affords a variety of uses
- Private gardens include lawn and large decked area, perfect for entertaining and alfresco dining
- A truly one-off family home, upgraded to the highest standard and viewing is a must to appreciate the space and quality on offer









Location

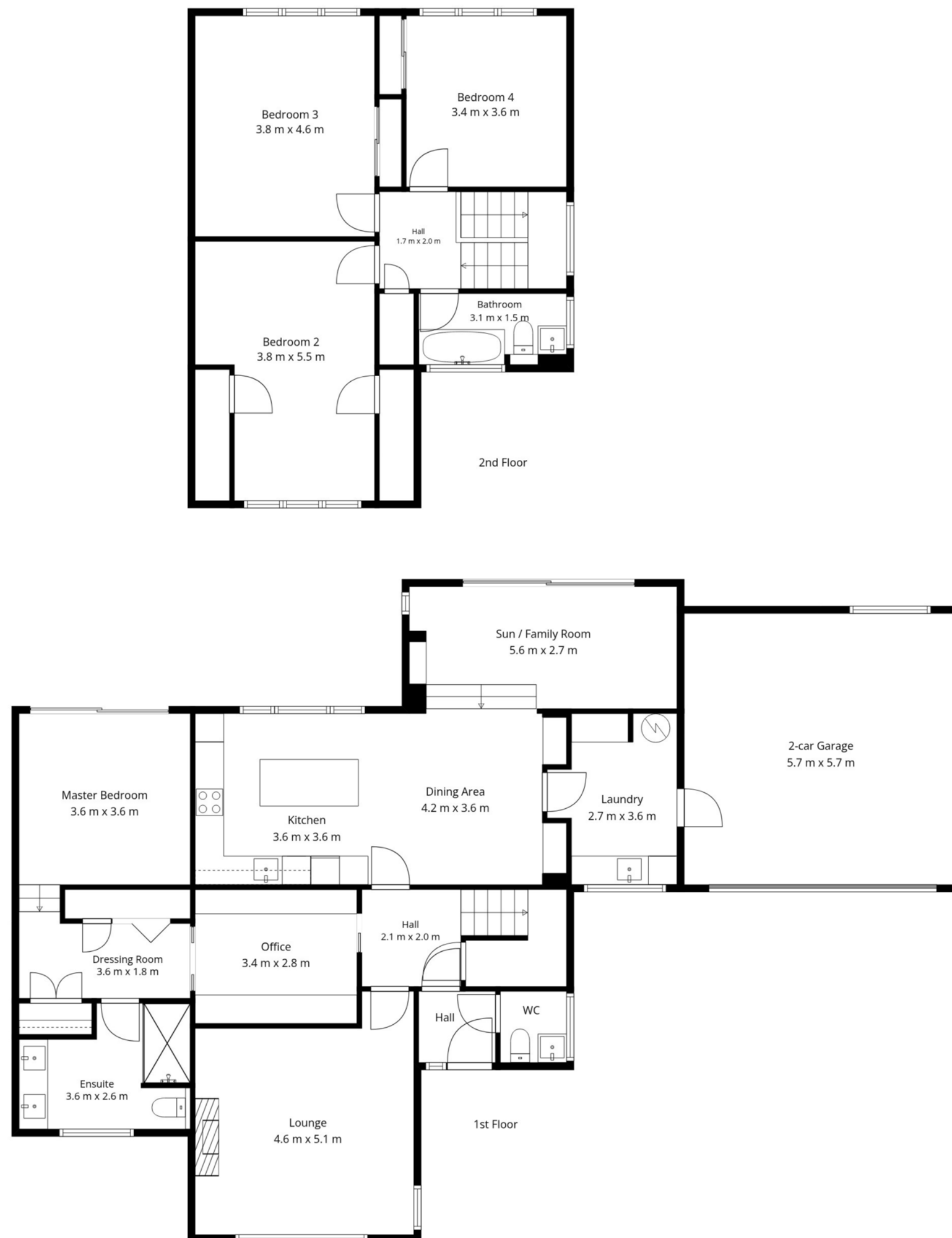
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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







TOTAL: 199 m2
1ST FLOOR: 130 m2, 2ND FLOOR: 69 m2
EXCLUDED AREAS: 2-CAR GARAGE: 33 m2, LOW CEILING: 2 m2, WALLS: 15 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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

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