



23 Robert Grove, Dunfermline, KY11 8NL  
Offers Over £235,000







# Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- A modern, three bedroom end terraced home with enclosed gardens, located within a sought after development within the Duloch Park area of Dunfermline
- A convenient location on the outskirts of Duloch Park, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short drive away, Fife Leisure Park offers additional amenities including a ten-screen cinema and various coffee shops
- Local primary schooling within a short walk of the property and a short distance to the new Dunfermline Learning Campus
- Transport links include several local train stations, local bus routes on Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Benefiting from two private parking spaces to the rear of the home
- Entrance hall with storage
- Open plan living room, dining area and kitchen. Bright and spacious living room with French doors leading out onto enclosed gardens
- Contemporary kitchen, fully equipped with a range of built in appliances, floor and wall mounted storage and worktop space. Storage cupboard and WC
- Master bedroom with built in wardrobe and en suite shower room
- Two additional bedrooms with built in wardrobes within bedroom two
- Contemporary family bathroom with three piece suite, storage cupboard and loft access within the landing completes the accommodation
- Lovely gardens to the rear, a fantastic space for entertaining and alfresco dining. Gated access through to private parking
- EPC Rating – B, Council Tax Band – E
- Factor Fees – circa £40.00 per Quarter









# 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.

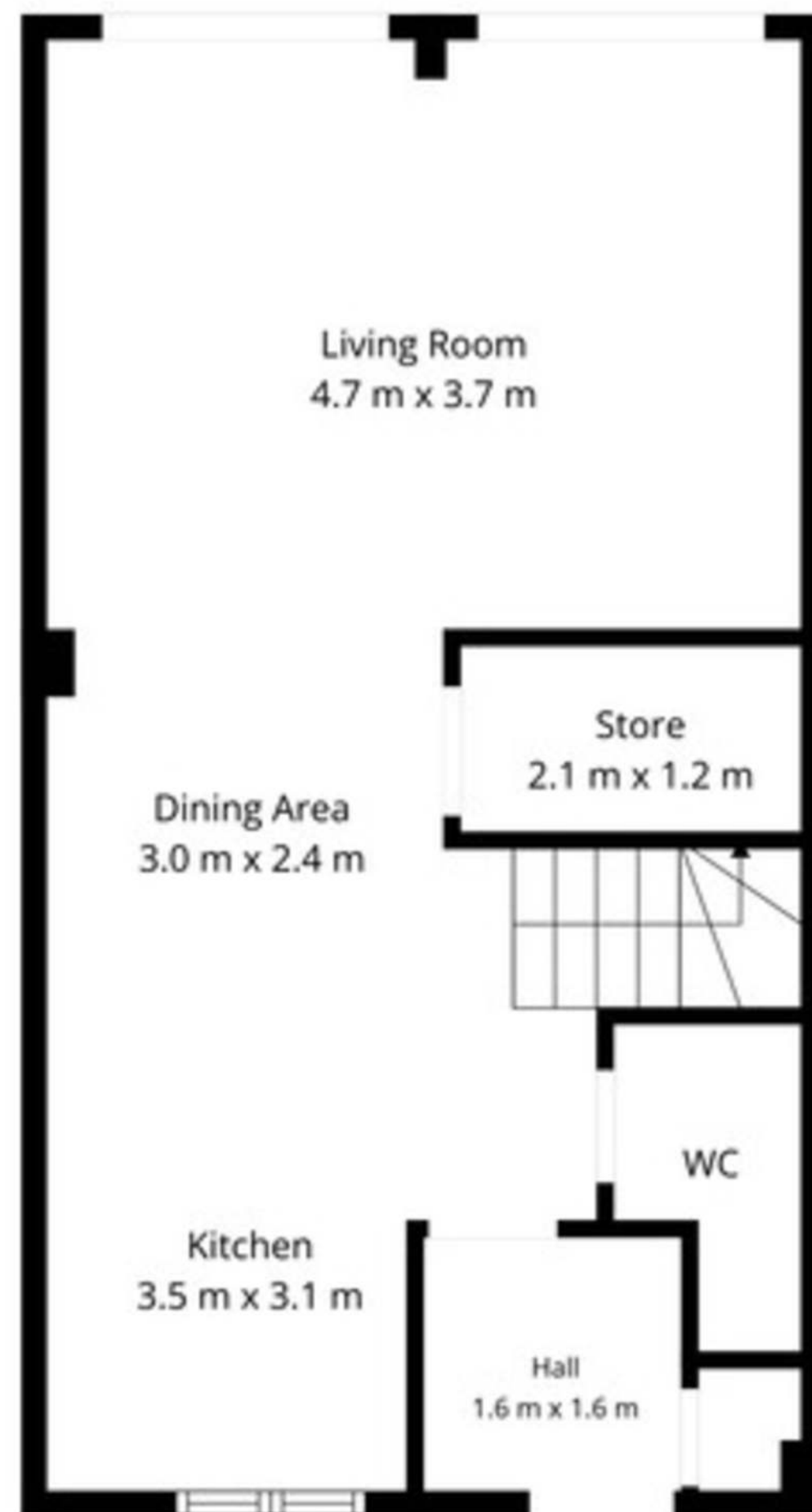
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

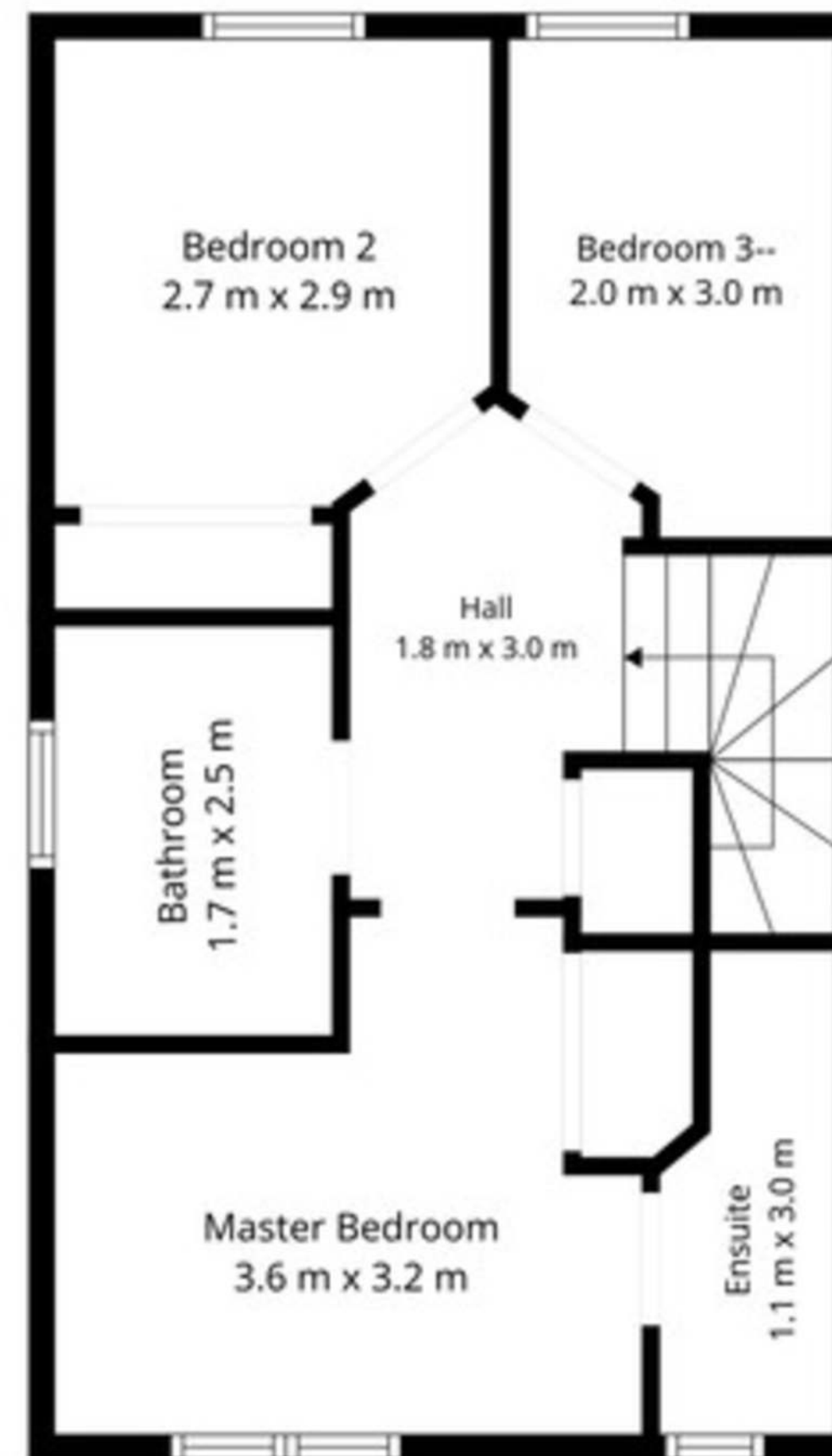
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Ground Floor



1st Floor

**TOTAL: 85 m2**

Ground floor: 44 m2, 1st floor: 41 m2

EXCLUDED AREAS: WALLS: 6 m2

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



## Enquiries

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

