



14 Magnus Drive, Dunfermline, KY11 8XE  
Offers Over £289,000







# Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A modern, well-presented, four bedroom family home located within a popular residential setting close to amenities and schooling
- A convenient, setting within the heart 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, restaurants, various leisure facilities and various coffee shops
- Local primary schooling within a short walk of the property and a short distance to the new Dunfermline Learning Campus for secondary schooling and facilities
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Monobloc driveway with parking for several cars leading to integral single garage
- Entrance hall with WC leading to rear facing living room with French doors out onto gardens
- Modern kitchen with space for a table and chair set, fully equipped with a range of floor and wall mounted storage, worktop space, a mixture of integrated and free standing appliances and access onto gardens
- Separate dining room to the front of the home
- Master bedroom with built in wardrobe and a modern en suite shower room with WC and wash hand basin
- Three additional bedrooms with loft access available
- Family bathroom with three piece suite completes the accommodation
- Neat gardens to the rear consisting of patio and lawn, making the most of the south-west facing aspects
- Solar panels
- A popular residential setting, close to amenities and viewing comes highly recommended













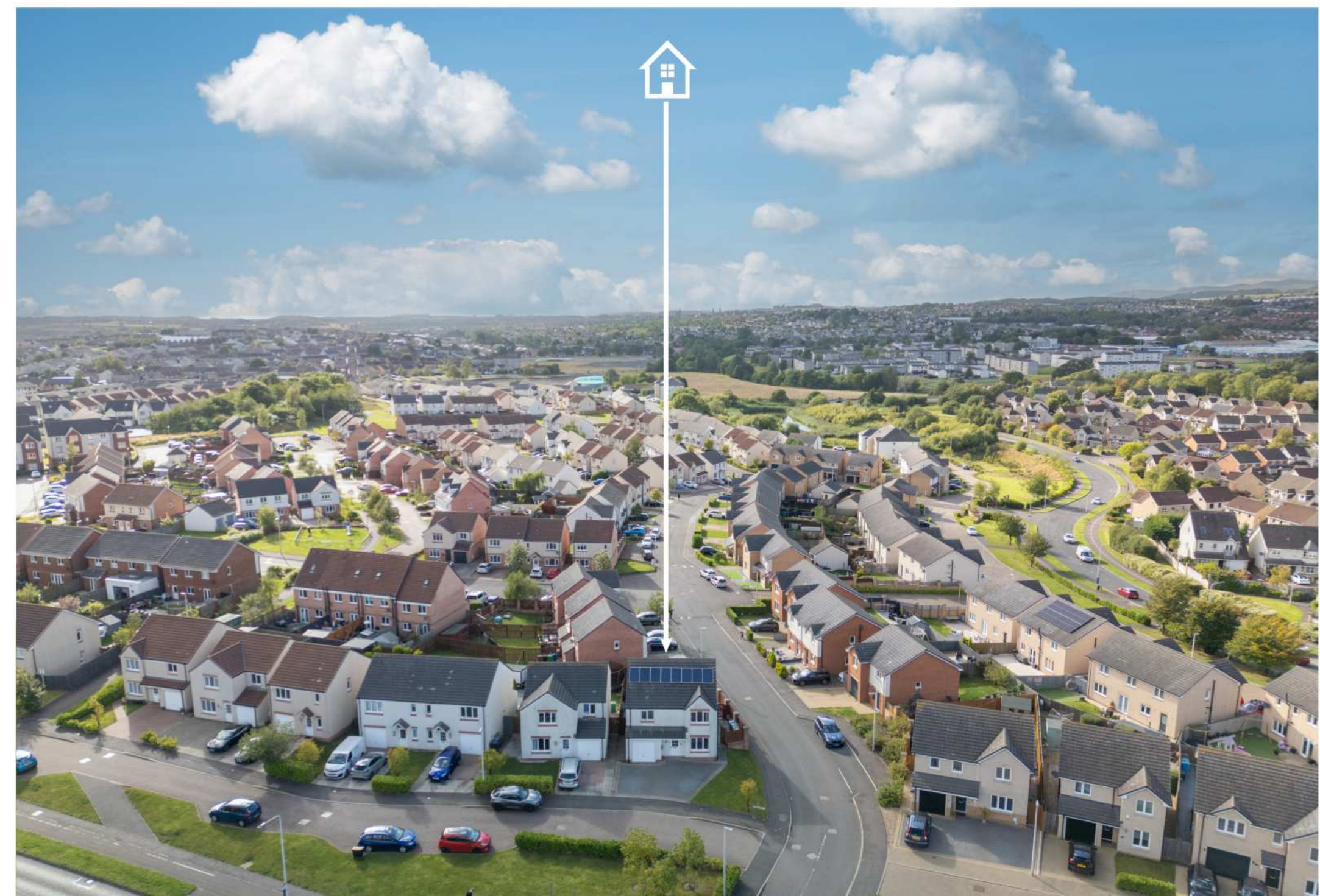
# Location

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.

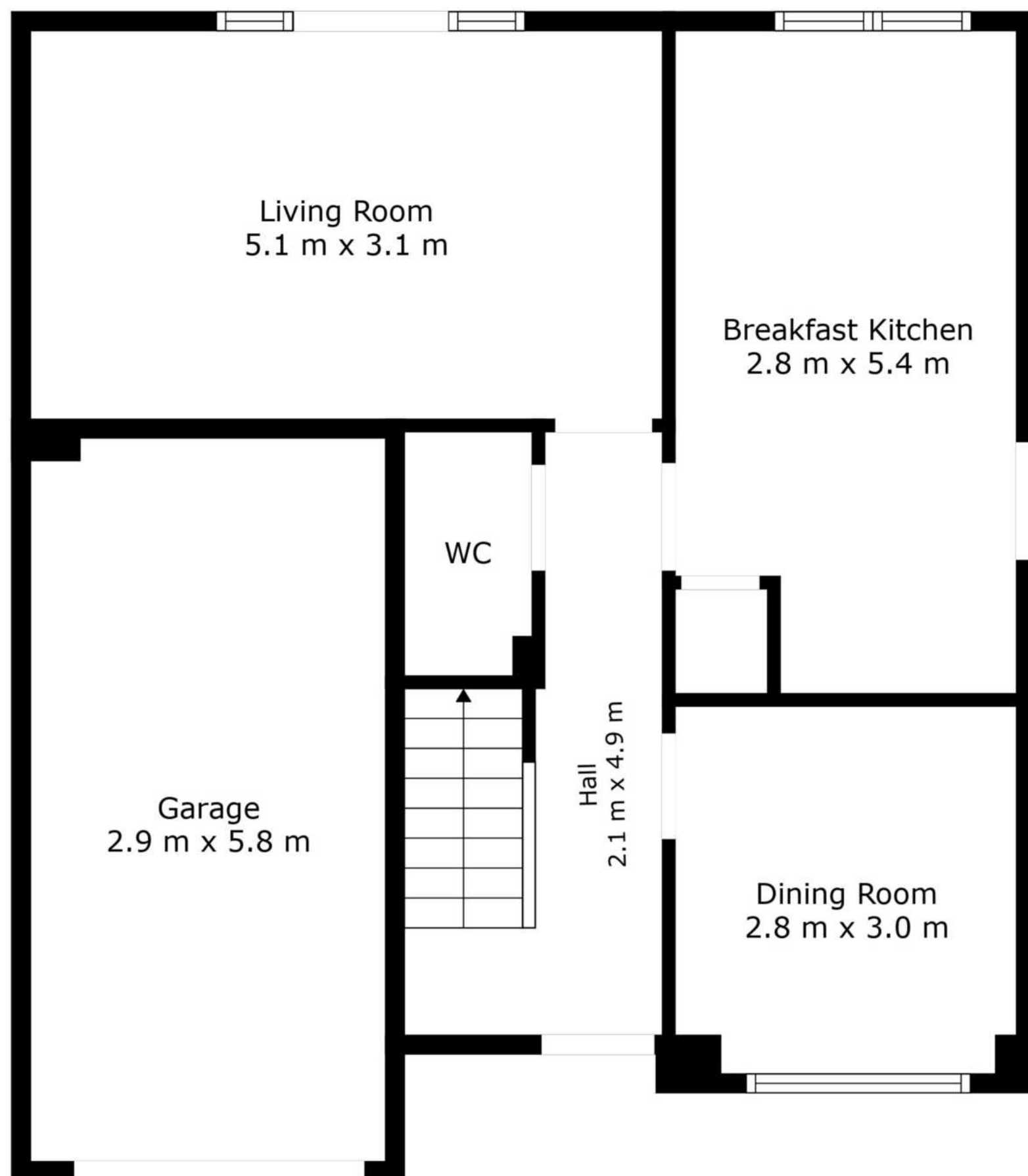
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

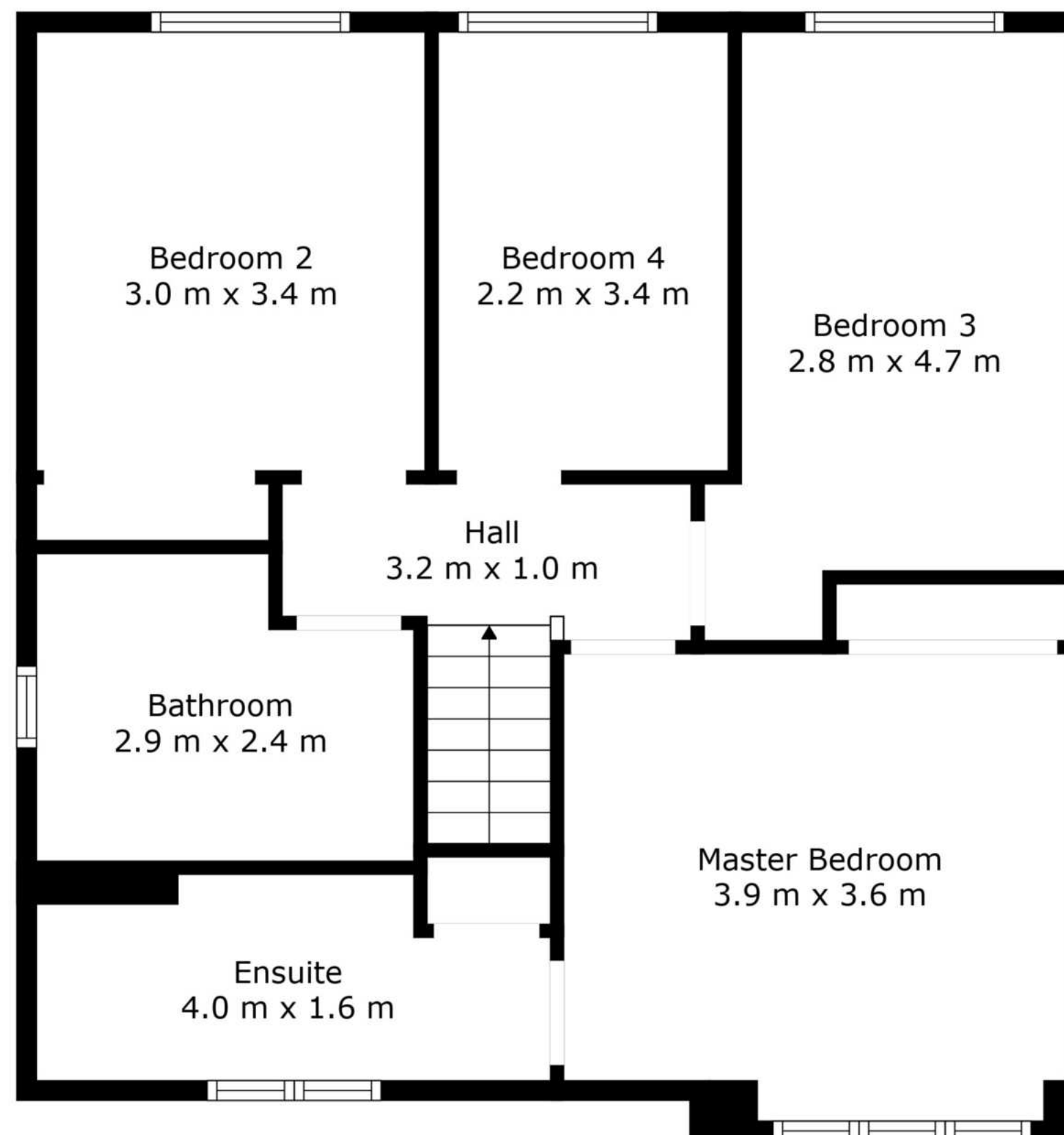
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Floor 1



Floor 2



**TOTAL: 117 m2**  
 FLOOR 1: 51 m2, FLOOR 2: 66 m2  
 EXCLUDED AREAS: GARAGE: 17 m2, WALLS: 11 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.