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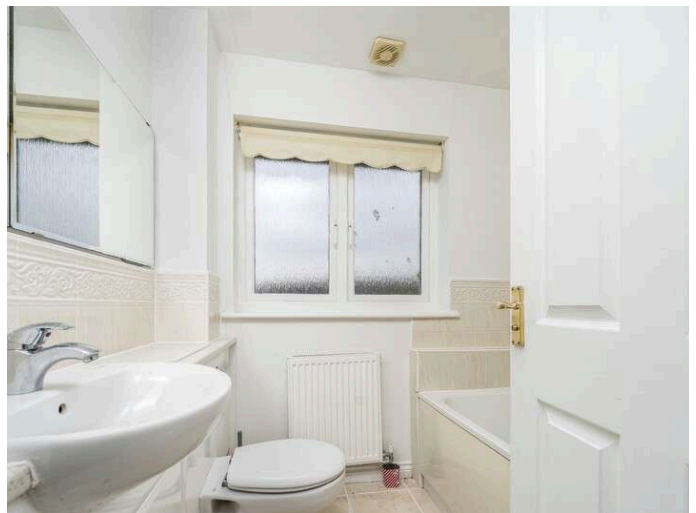
Solicitors & Estate Agents

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Tirran Drive, DUNFERMLINE, KY11 8JG



Working harder for you



4 bedrooms



2 public

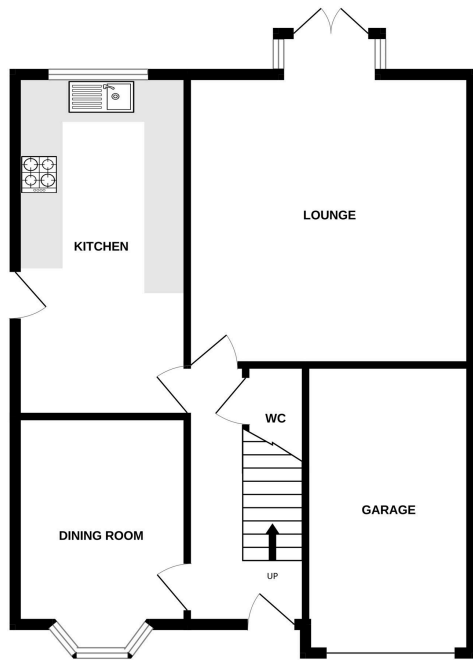


2 bathrooms

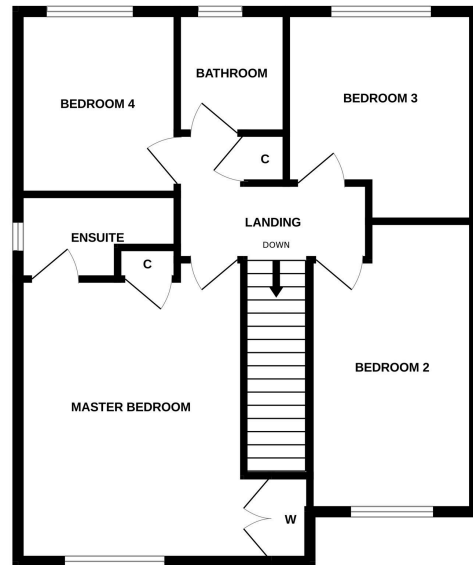


- + A modern, four bedroom villa, located within a sought after residential development close to a variety of amenities and well-regarded schooling
- + A perfect setting, ideal for families, sitting on the outskirts of Calais Muir Woods with various supermarkets, restaurants and leisure facilities within easy access of the property. Fife Leisure Park offers additional amenities including a ten screen cinema, various coffee shops and additional leisure facilities
- + Local primary schooling within walking distance and secondary schooling within Dunfermline with bus links available
- + Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- + Freshly decorated by the current owners
- + Entrance hall with WC and a formal lounge with patio doors leading to gardens and separate dining room to the front of the property
- + Fully fitted kitchen benefitting from ample floor and wall mounted storage with excellent worktop space.
- + Master bedroom benefits from built in wardrobes and en suite shower room
- + Three additional double bedrooms and family bathroom
- + Enclosed gardens to the rear, mostly laid to lawn
- + Single garage, driveway with parking for several cars
- + A sought after residential address 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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Living Room	4.68 m x 3.65 m / 15'4" x 12'0"	Bedroom 3	3.40 m x 2.84 m / 11'2" x 9'4"
Dining Room	3.20 m x 2.78 m / 10'6" x 9'1"	Bedroom 4	3.03 m x 2.57 m / 9'11" x 8'5"
Kitchen	4.83 m x 2.75 m / 15'10" x 9'0"	Bathroom	1.77 m x 1.77 m / 5'10" x 5'10"
Master Bedroom	3.74 m x 3.51 m / 12'3" x 11'6"	Ensuite	2.56 m x 1.44 m / 8'5" x 4'9"
Bedroom 2	3.98 m x 2.73 m / 13'1" x 8'11"		



Sharing is caring!

6/8 Bonnar Street,
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: maloco.co.uk