



50 Serf Avenue, Dunfermline, KY11 8YZ  
Offers Over £179,000



# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A modern, immaculately presented, two bedroom 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
- Private parking for two cars
- Entrance hall with WC leading to rear facing living room with French doors out onto gardens
- Kitchen, fully equipped with a range of floor and wall mounted storage, worktop space, built in appliances and outlooks to the front
- Master bedroom with built in wardrobe and second double bedroom with built in storage
- Contemporary, tiled family bathroom with three piece suite and loft access within the landing completes the accommodation
- Neat, upgraded gardens to the rear, making the most of the south-west facing aspects
- 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.

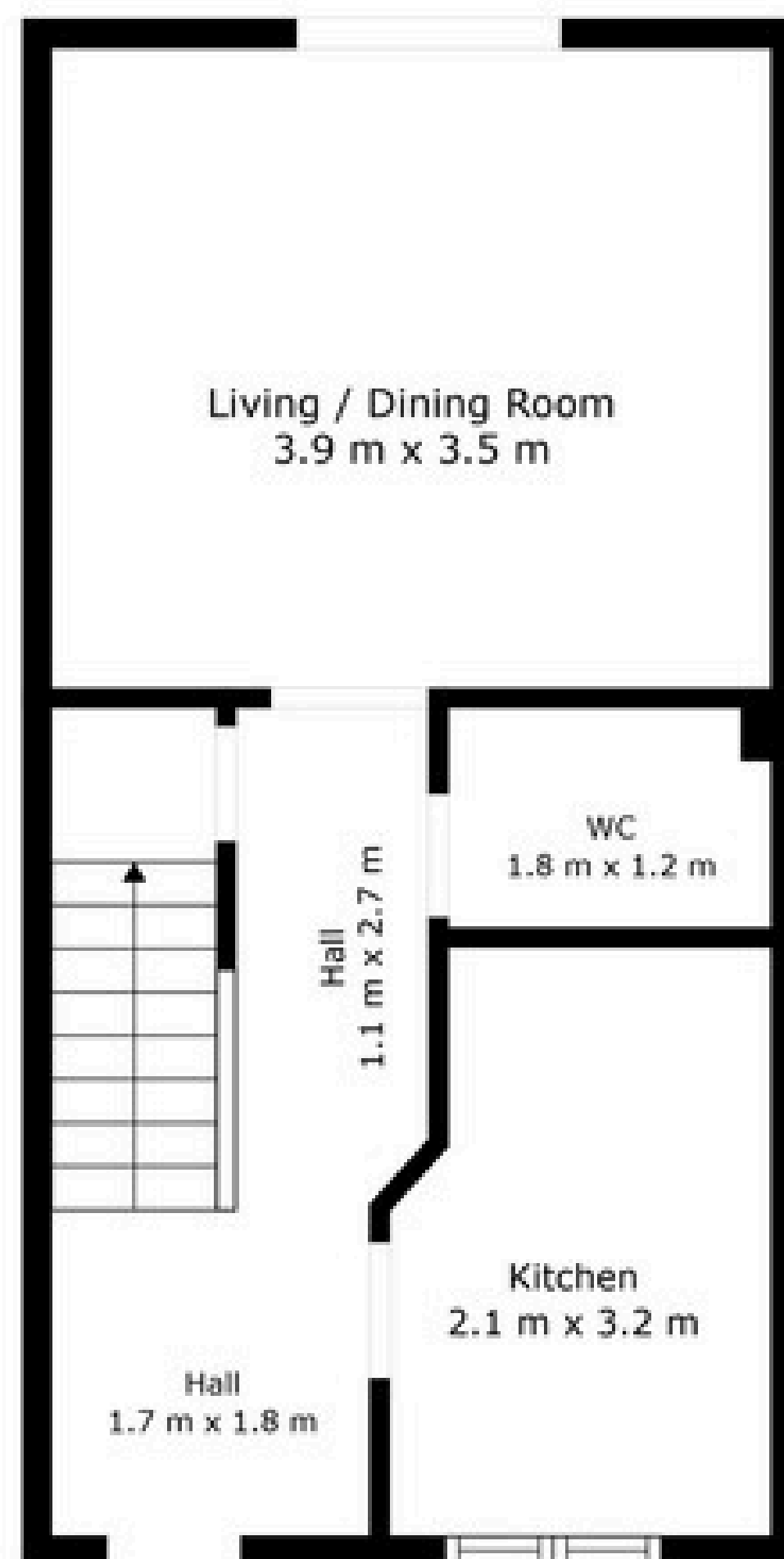
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

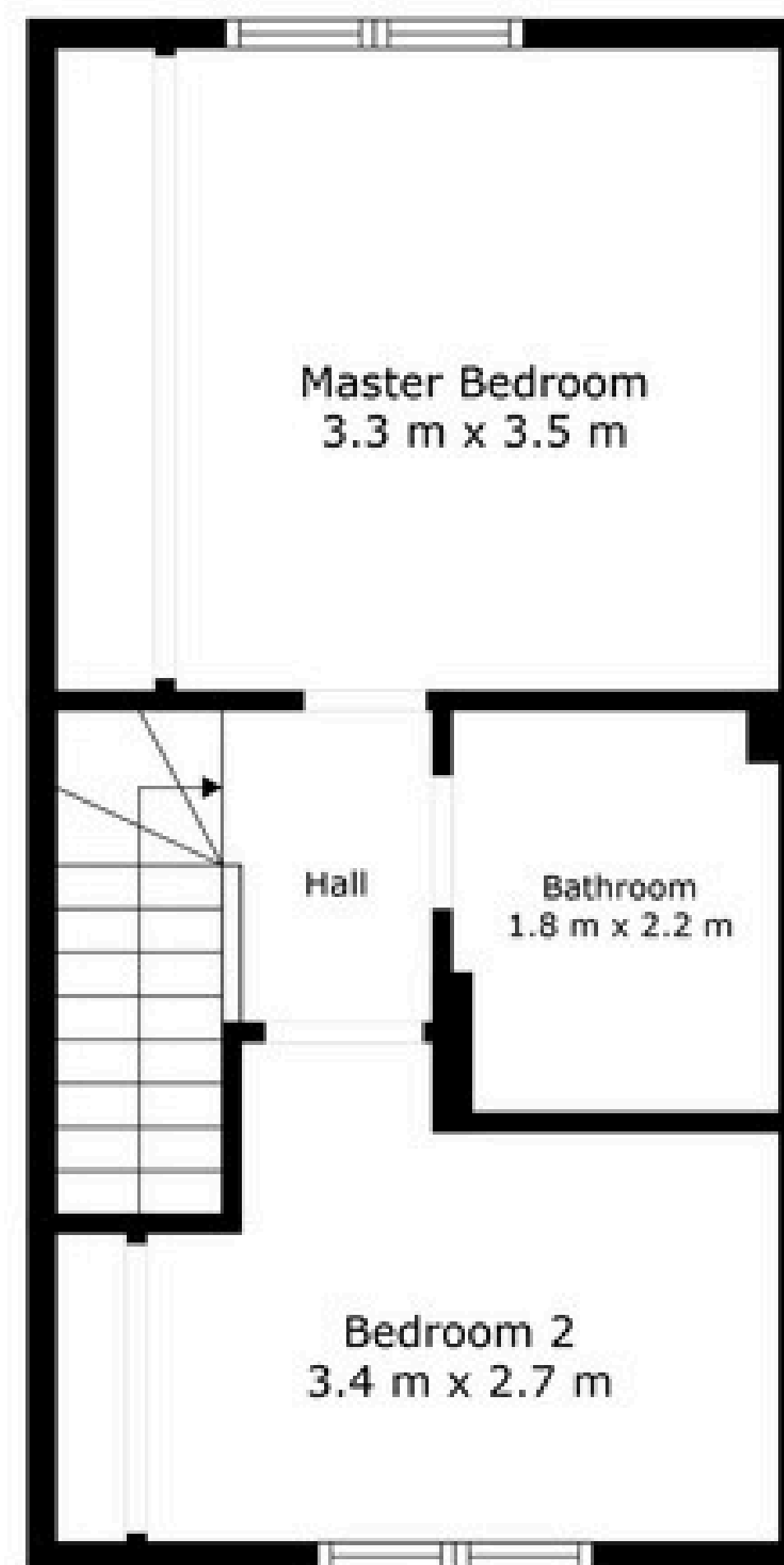
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Floor 1




Floor 2

**TOTAL: 64 m2**  
 FLOOR 1: 32 m2, FLOOR 2: 32 m2  
 WALLS: 4 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.