









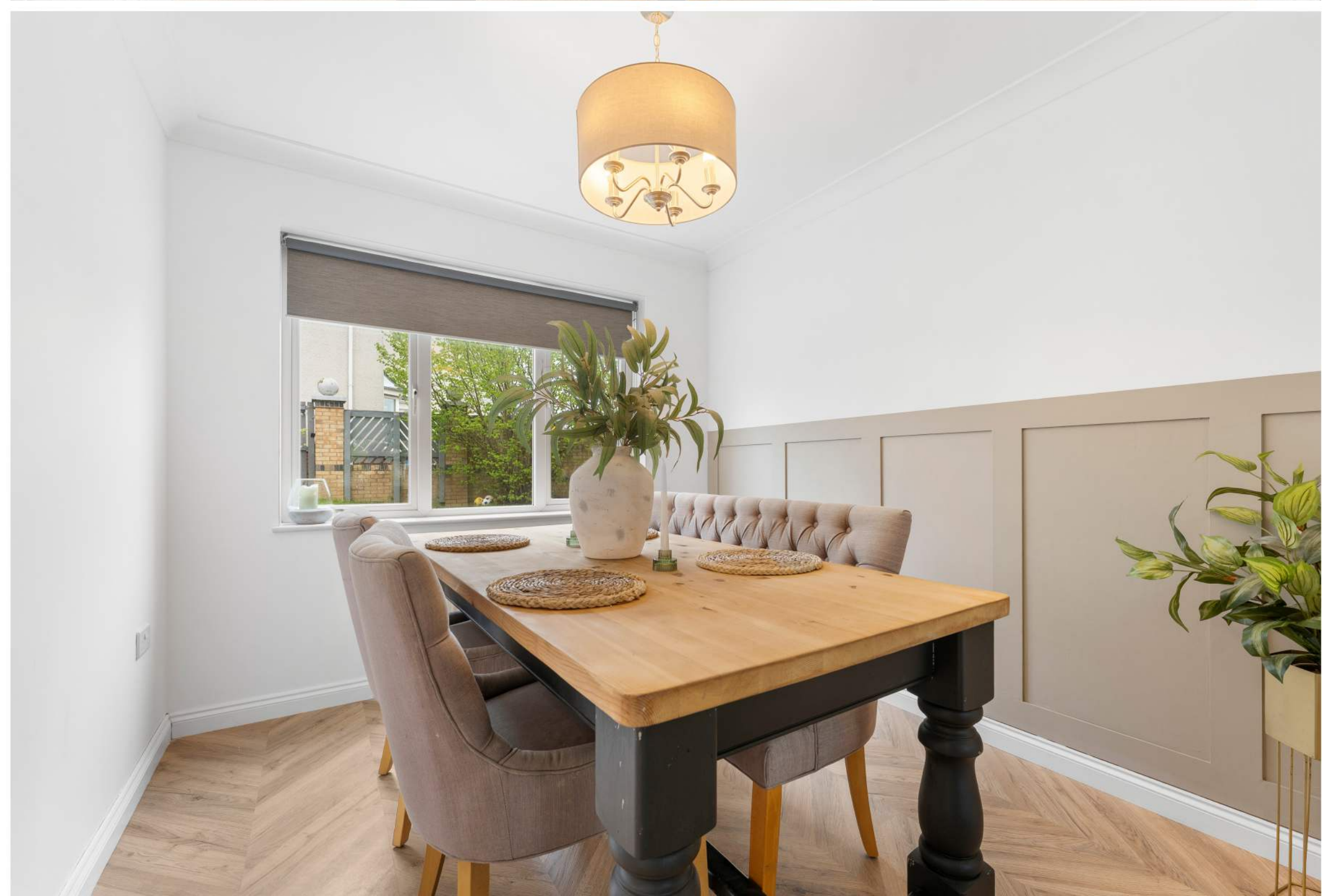
# Key Features

 4 Bedrooms

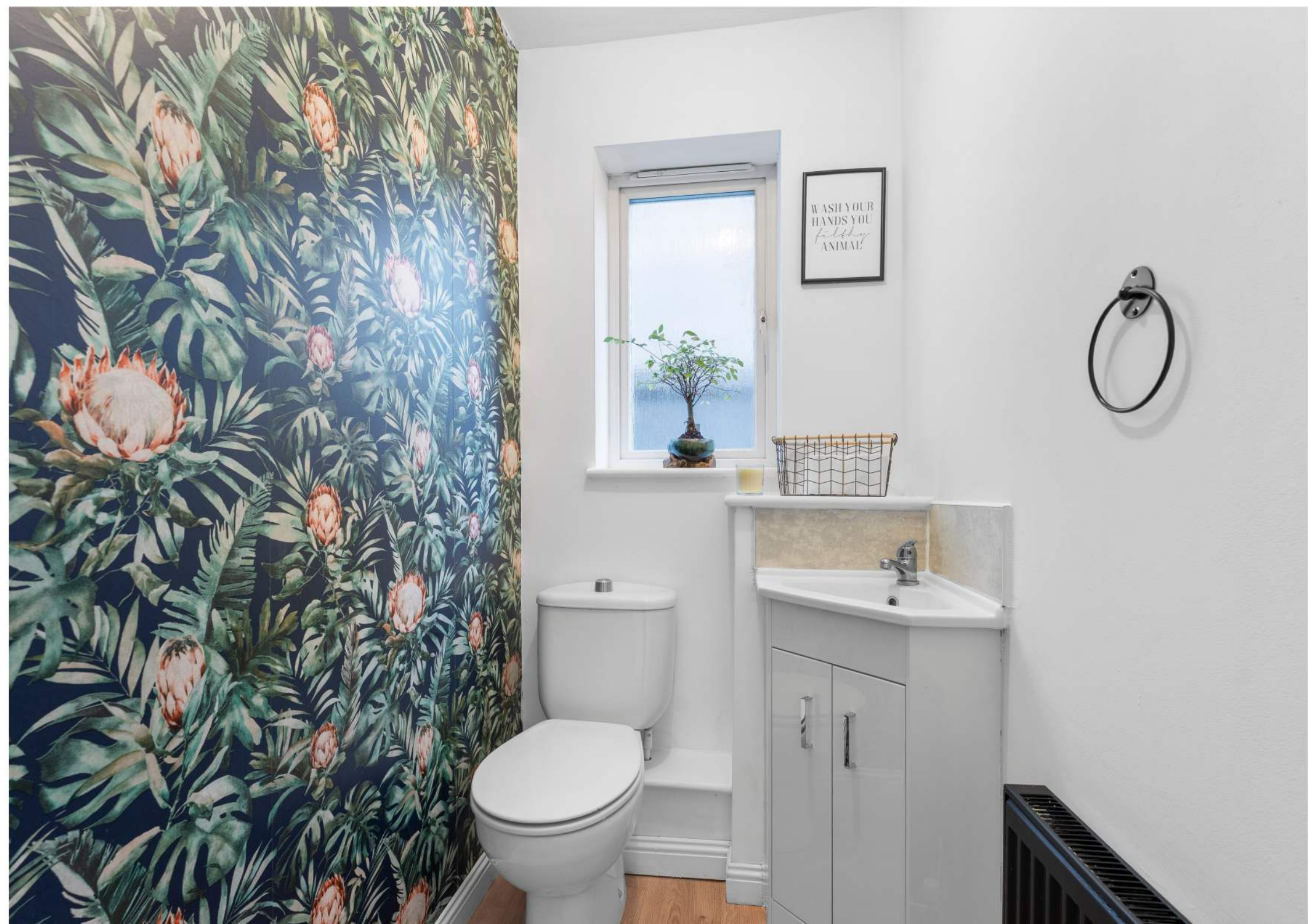
 1 Public

 2 Bathrooms

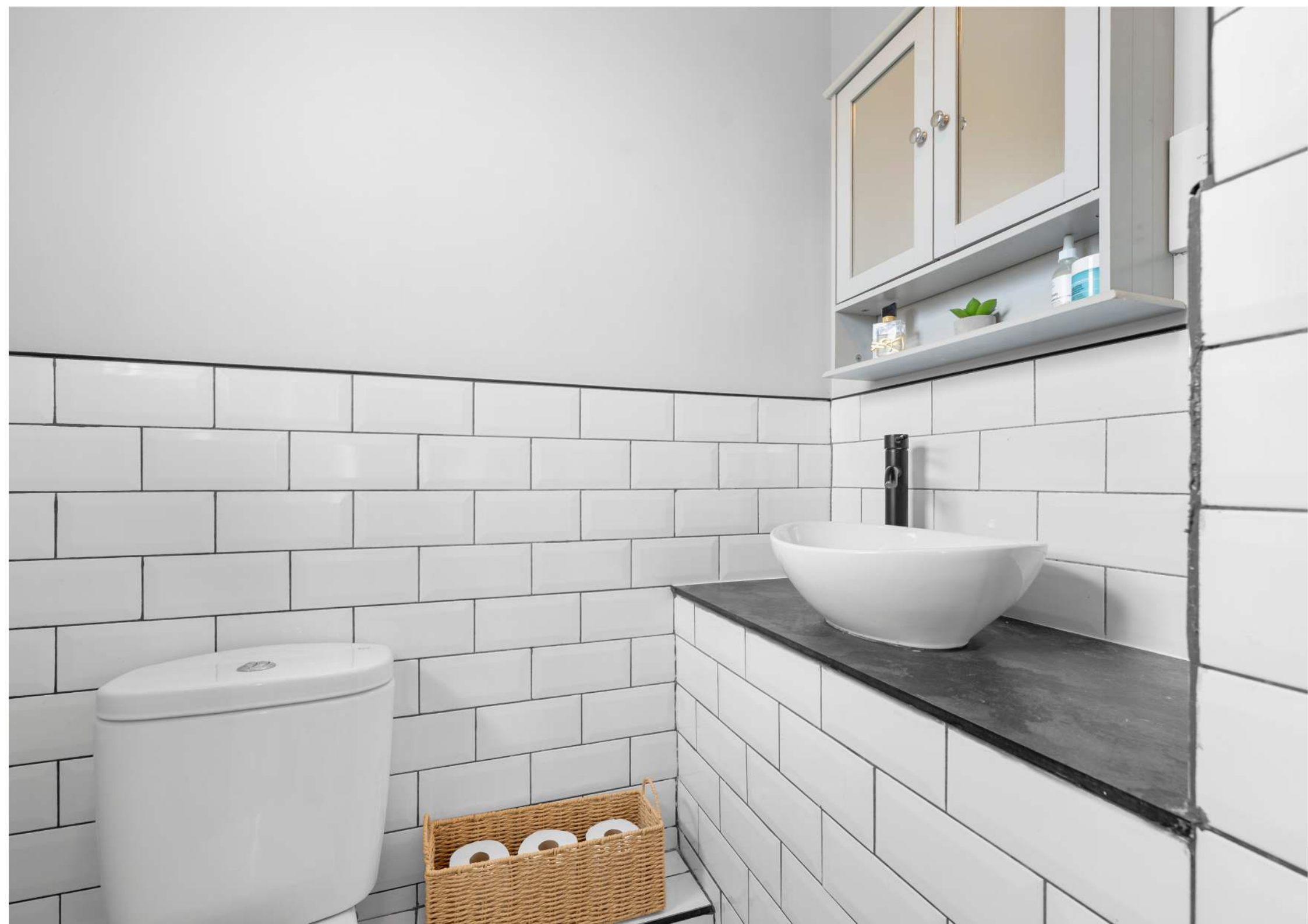
- A modern, four bedroom family home located within a popular residential setting close to amenities and schooling
- A convenient, cul-de-sac setting within Duloch Park, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short drive 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 for secondary schooling
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Driveway with parking for several cars leading to single garage
- Entrance hall leading to bay window living room and separate dining room to the rear of the home
- Breakfast kitchen, fully equipped with a range of floor and wall mounted storage, worktop space, WC and access out to gardens via patio doors
- Primary bedroom with modern, tiled en suite shower room and built in wardrobes
- Three additional bedrooms
- Contemporary, tiled family bathroom with three piece suite and loft access within the landing completes the accommodation
- Neat gardens to the rear, with artificial turf, lawn and large patio, offering a safe, enclosed space for both children and pets
- A popular residential setting, close to amenities and viewing comes highly recommended



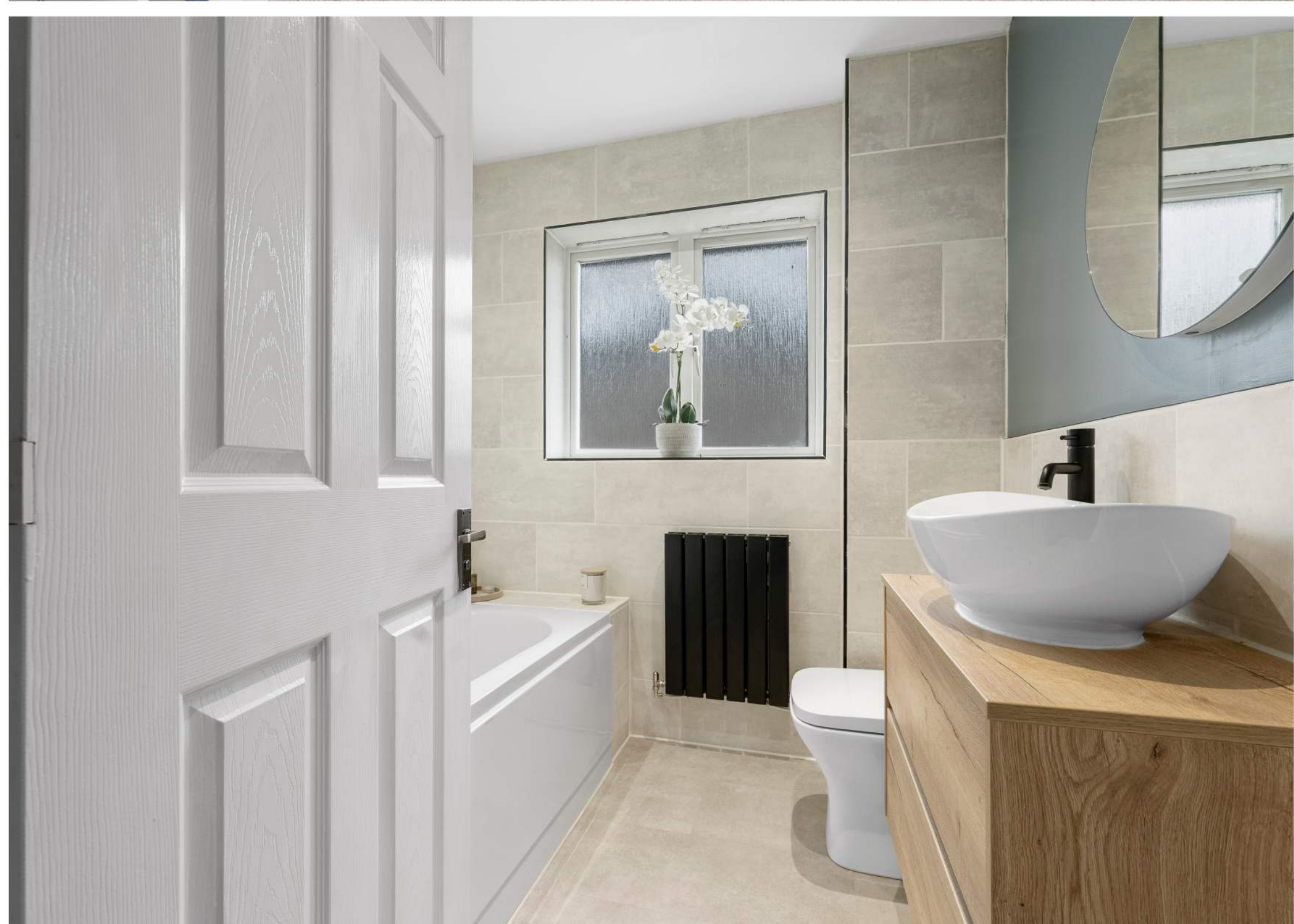














# Location

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.

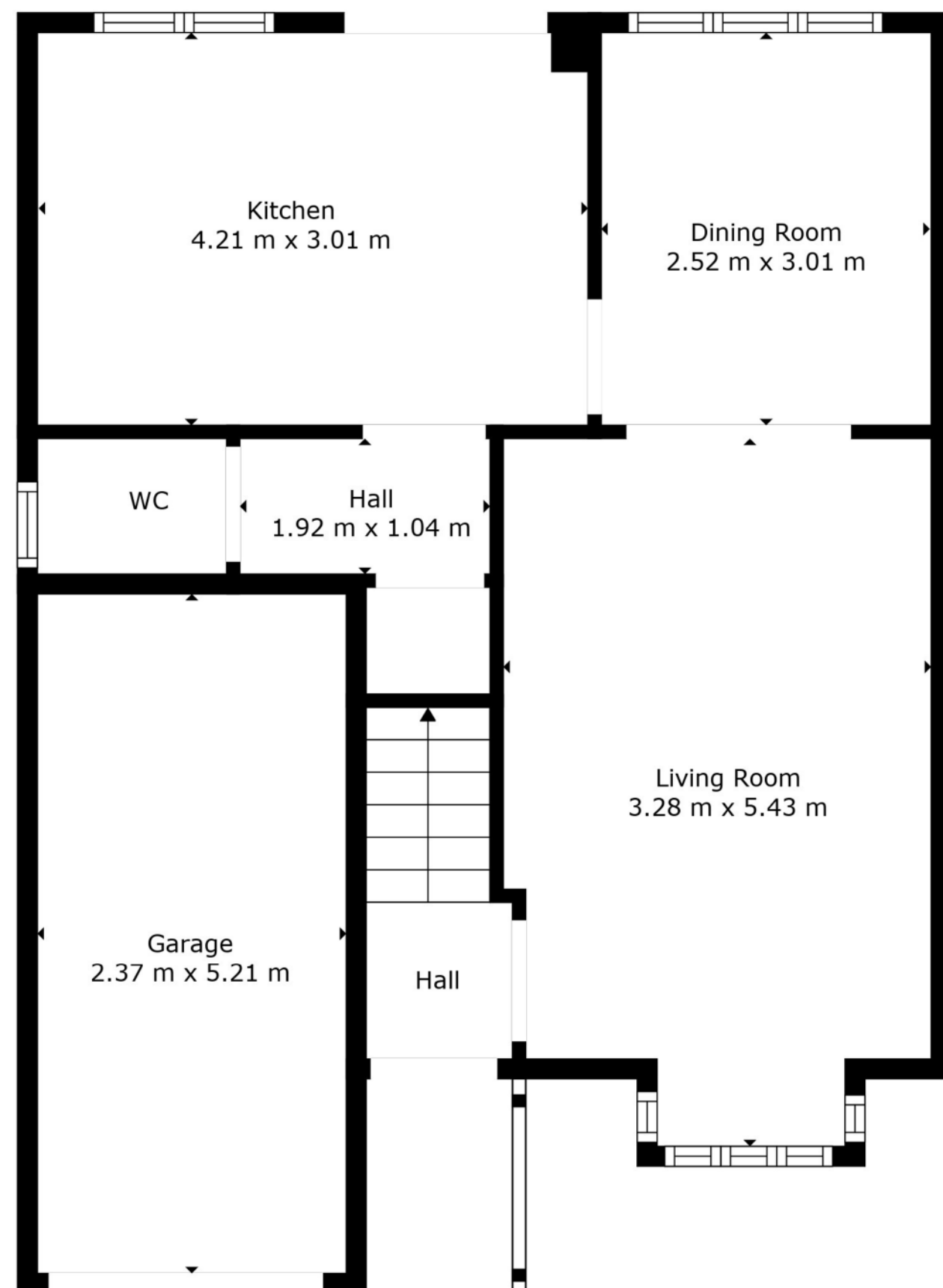
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

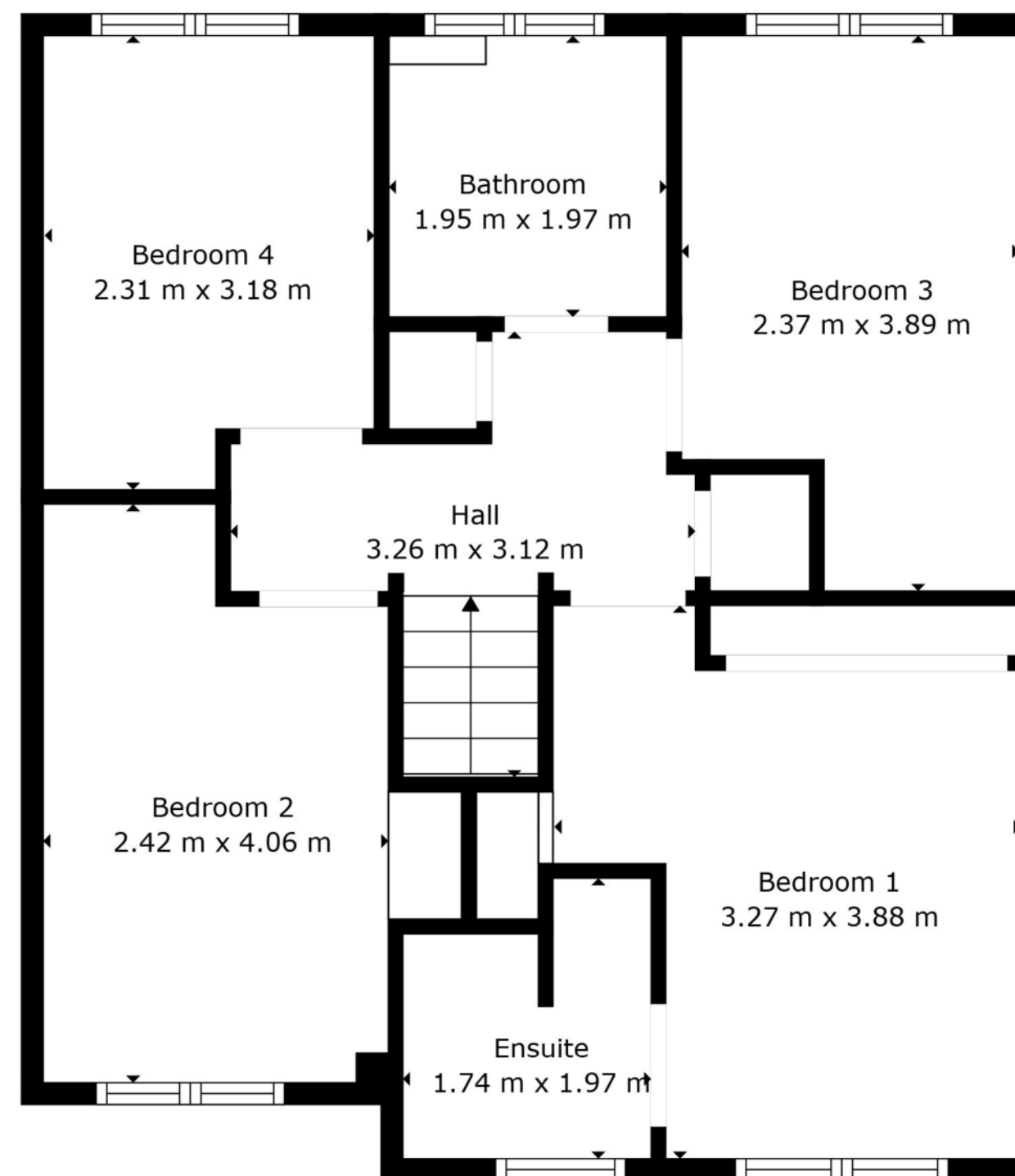
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Floor 1



Floor 2



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Enquiries

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