





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- A spacious, three-bedroom terraced villa, situated within a popular residential setting, offering pleasant outlooks and conveniently located for a variety of local amenities
- A perfect first time home with spacious accommodation and a good selection of parking available
- Local amenities include various supermarkets and convenience stores, with the city centre offering a wider variety of including restaurants and bars
- The city offers excellent outdoor spaces including Dunfermline's Public Park and Pittencrieff Park, gifted to the city by famous Philanthropist and Industrialist Andrew Carnegie
- Walking distance from various primary and secondary schooling
- Easy access to the M90 for road links to Edinburgh and Perth and Dunfermline offers two railway stations with an additional main line station at nearby Inverkeithing. Park and Ride facilities in nearby Halbeath and Inverkeithing
- Entrance hall leading to a front facing living room
- Open plan kitchen and dining room with a modern kitchen boasting a good selection of floor and wall mounted storage and room to house white goods. Access out onto enclosed gardens
- Three good size bedrooms with built in storage available throughout
- Modern, family bathroom with three-piece suite and shower over bath
- Easy maintenance, enclosed rear gardens with access out to the rear
- Gas central heating and double glazing
- EPC – C Council Tax – C





Location

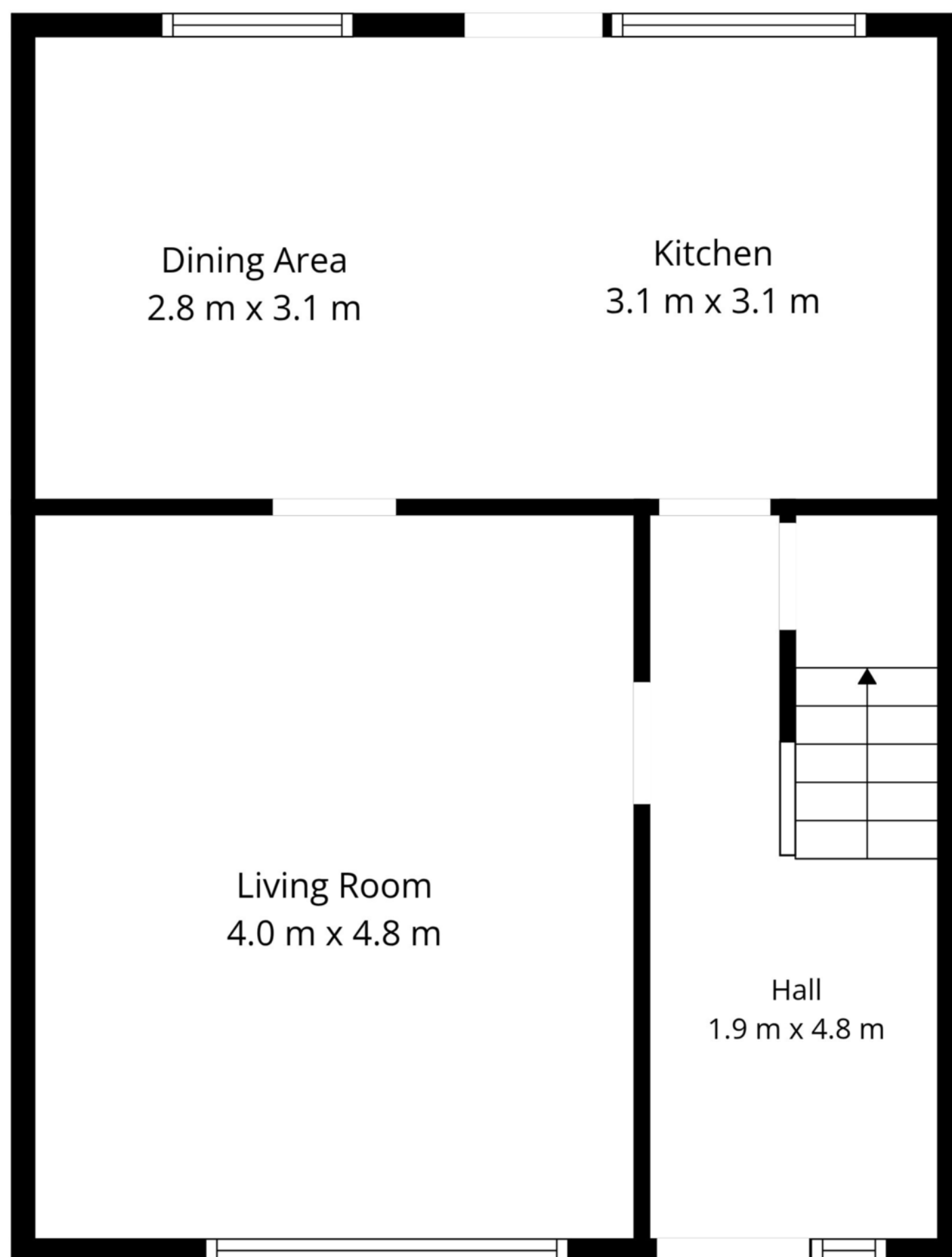
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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.

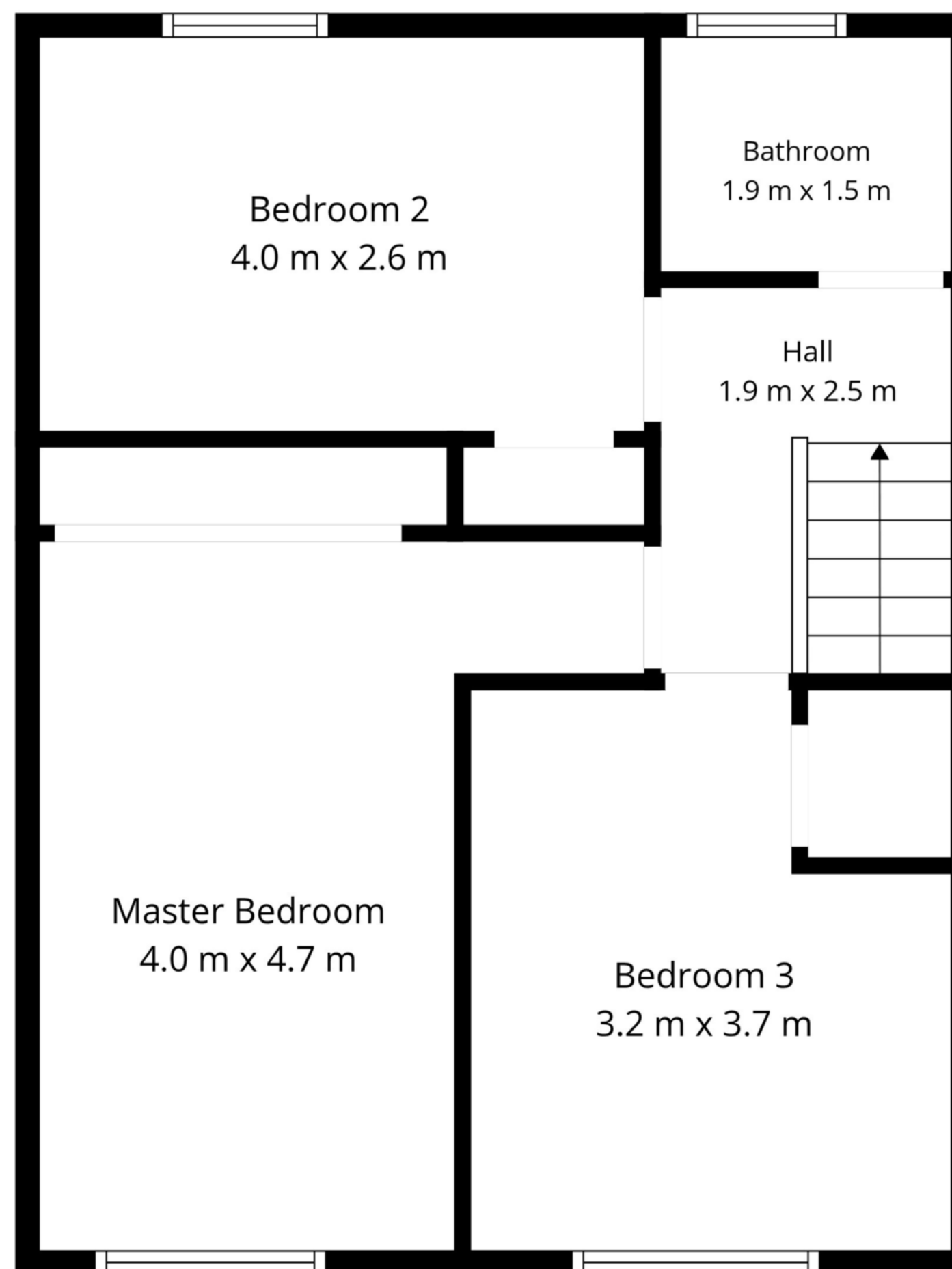
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 96 m2
 FLOOR 1: 48 m2, FLOOR 2: 48 m2
 EXCLUDED AREAS: WALLS: 6 m2

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



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