





Key Features

 4 Bedrooms

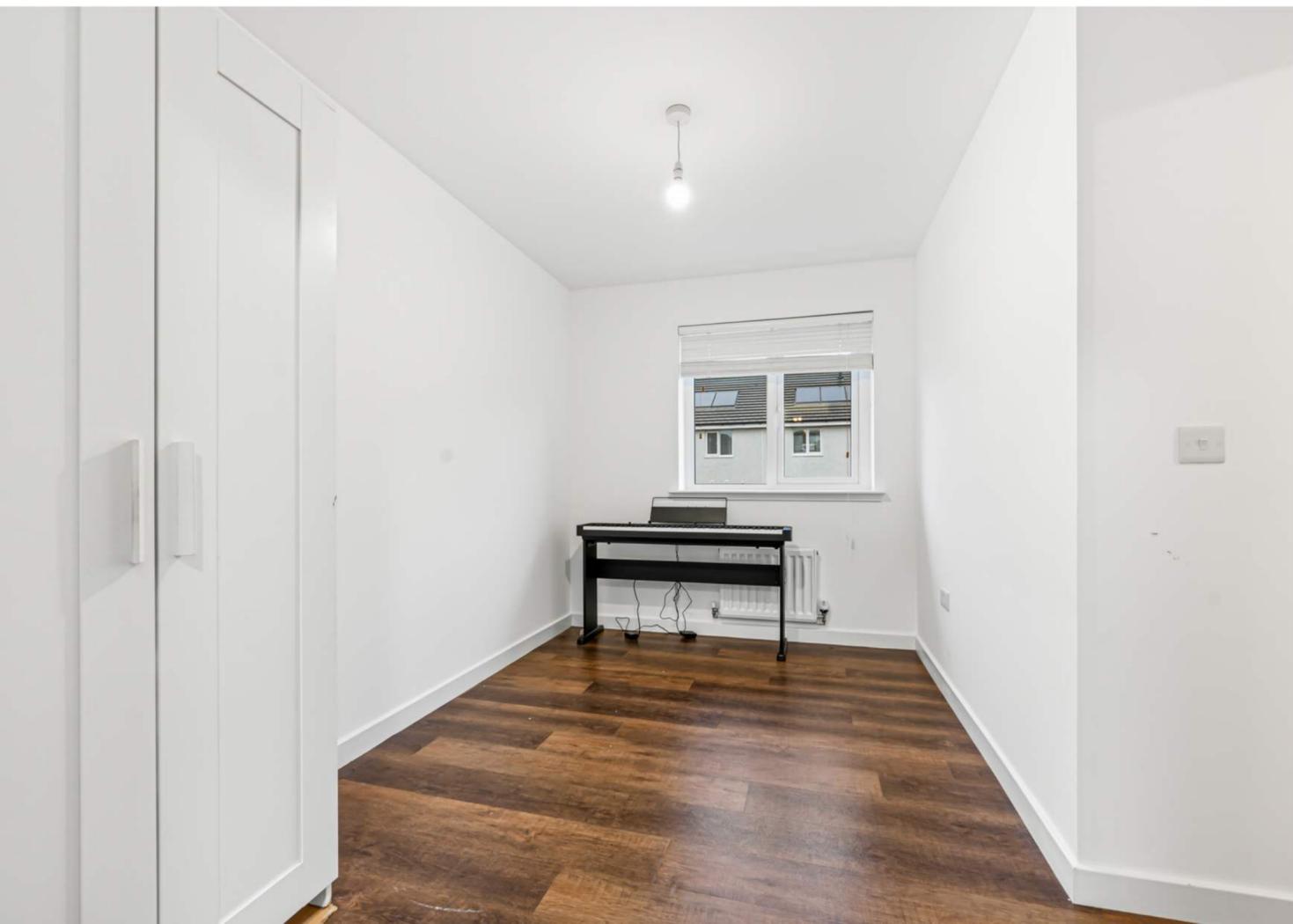
 2 Public

 3 Bathrooms

- An immaculately presented, four-bedroom, detached, family villa located within a sought-after Miller Homes development within the Duloch Park area of Dunfermline
- A convenient location on the outskirts 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 and various coffee shops
- Local primary schooling within a short walk of the property and a short distance the new Dunfermline Learning Campus
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Boasting driveway parking, easy maintenance front & back gardens and integral garage
- Offered in move in condition, the property boasts a large living room with southerly aspects
- Upgraded contemporary kitchen, fully equipped with a range of built in appliances, worktop space and room for dining. Additional utility room and access out onto enclosed gardens. WC within the hallway
- Primary bedroom benefitting from two built in wardrobes and en suite shower room
- Three additional bedrooms, two of which sharing a jack-and-jill bathroom.
- Family bathroom with three piece suite and loft access within the landing completes the accommodation
- Gardens to the rear. A safe, enclosed space for both children and pets







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.

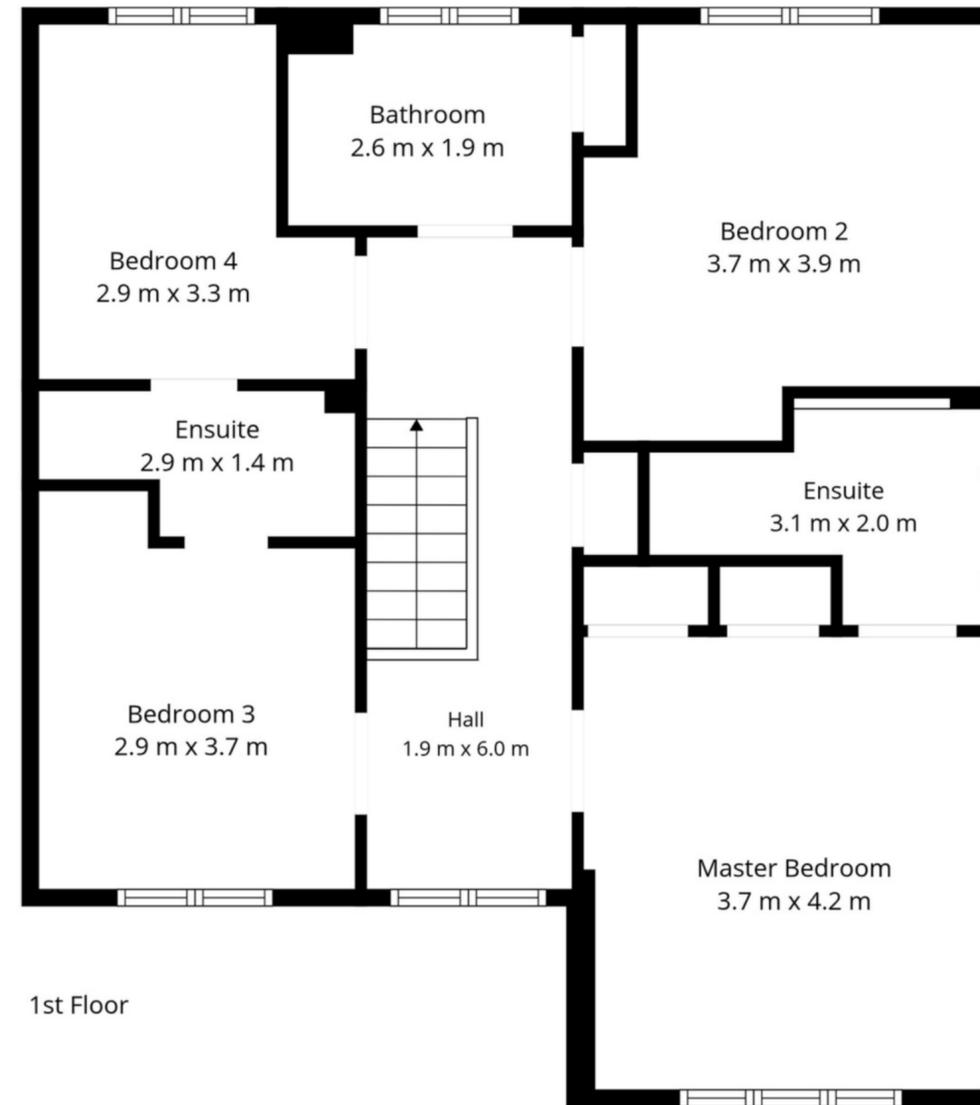
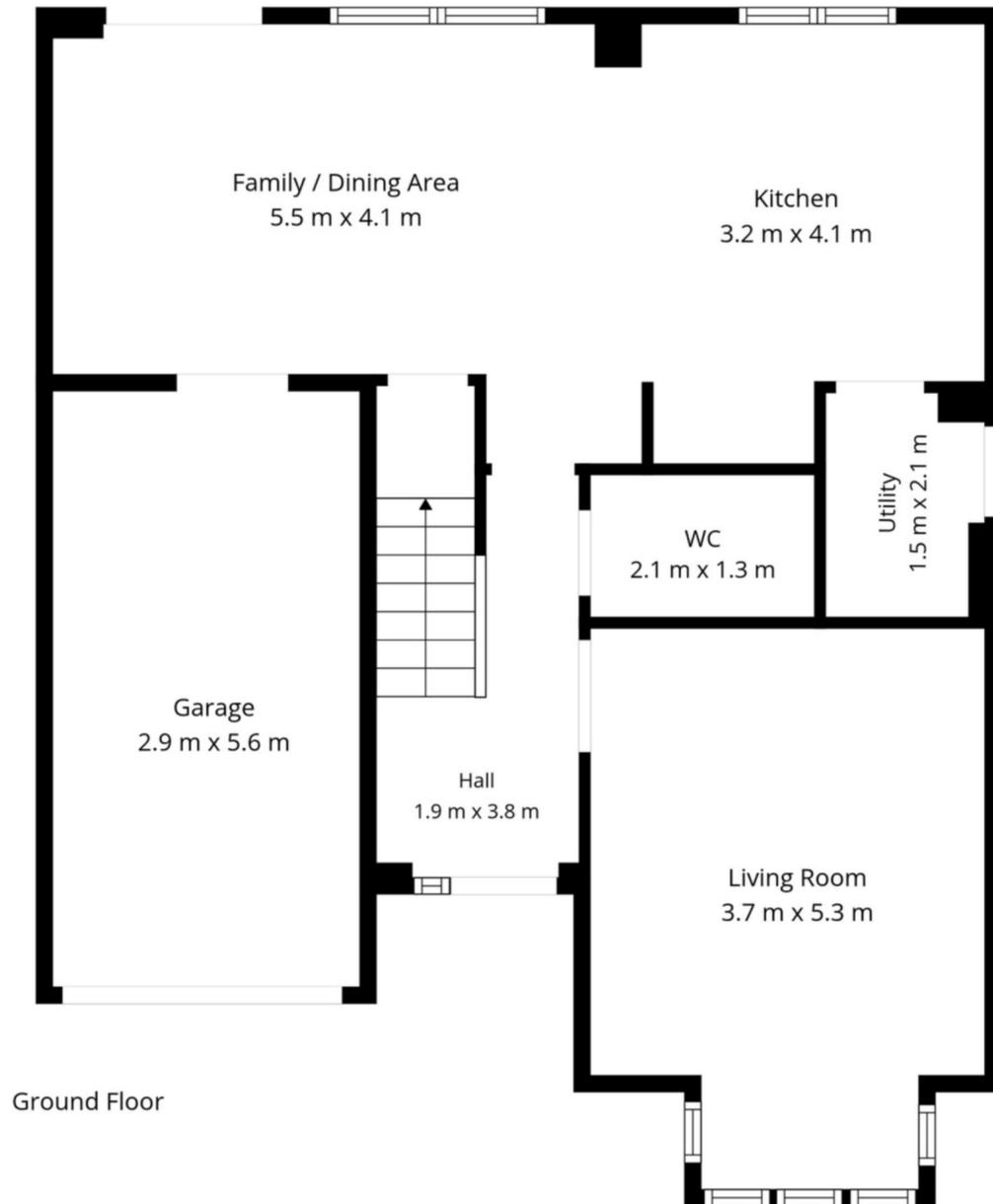


Enquiries

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TOTAL: 139 m²

Ground floor: 62 m², 1st floor: 77 m²

EXCLUDED AREAS: GARAGE: 16 m², UTILITY: 3 m², WALLS: 13 m²

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



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

