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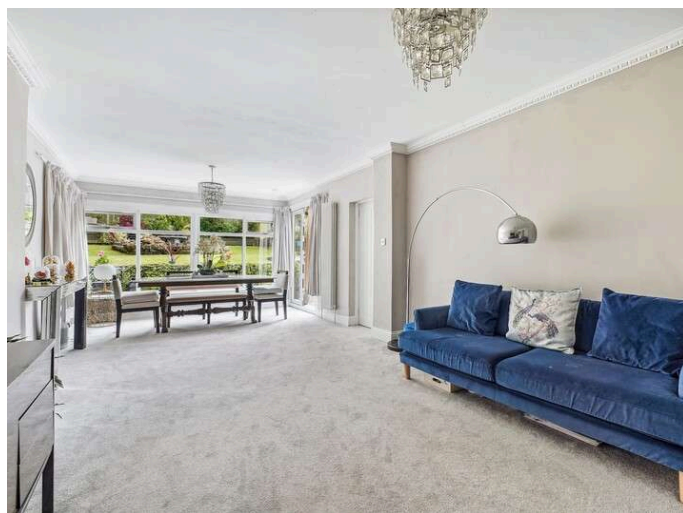
Solicitors & Estate Agents

11

Aberdour Road, Dunfermline, KY11 4PB



*Working harder for you*



3 bedrooms

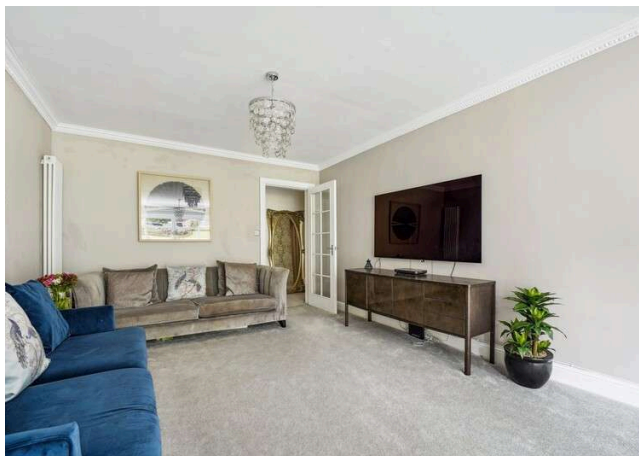
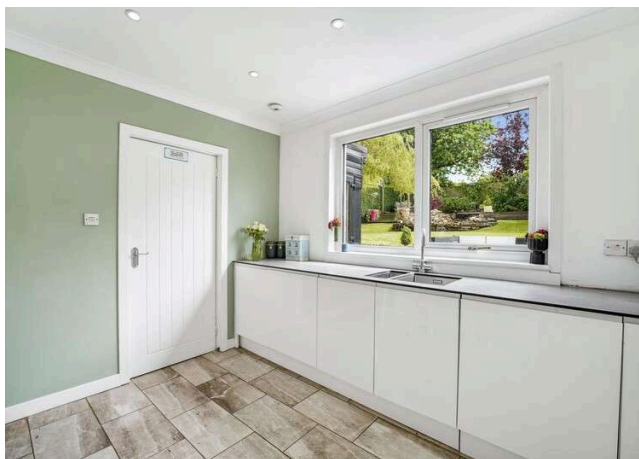


2 public



2 bathrooms





- + An impressive, three bedroom, traditional semi-detached villa located within close proximity of Dunfermline's City Centre
- + Beautiful landscaped gardens and modernised throughout
- + Large driveway with parking for several cars leading to detached garage
- + Upgraded throughout and offered to the market in move in condition
- + A wealth of amenities available within close proximity including various convenience stores, restaurants, takeaways and leisure facilities. Walking distance from both primary and secondary schooling
- + Walking distance from Dunfermline City Train Station, offering a regular service to Edinburgh. Additional transport links via Halbeath and Inverkeithing Park and Ride. Only a short distance from the M90 motorway via car
- + Large lounge and bay window dining room to the rear of the property. Contemporary kitchen with centre island, excellent storage and built in appliances
- + Three double bedrooms within the property with built in wardrobe space within the rear bedroom. Additional storage within the hall
- + Two, high quality bathrooms with Porcelanosa tiling throughout
- + Loft access within the hall
- + Landscaped gardens to the front of the home with cascading water feature
- + Large gardens to the rear with tiled patio, decked areas for alfresco dining, water feature and summer house
- + Additional on street parking
- + GCH and D/G









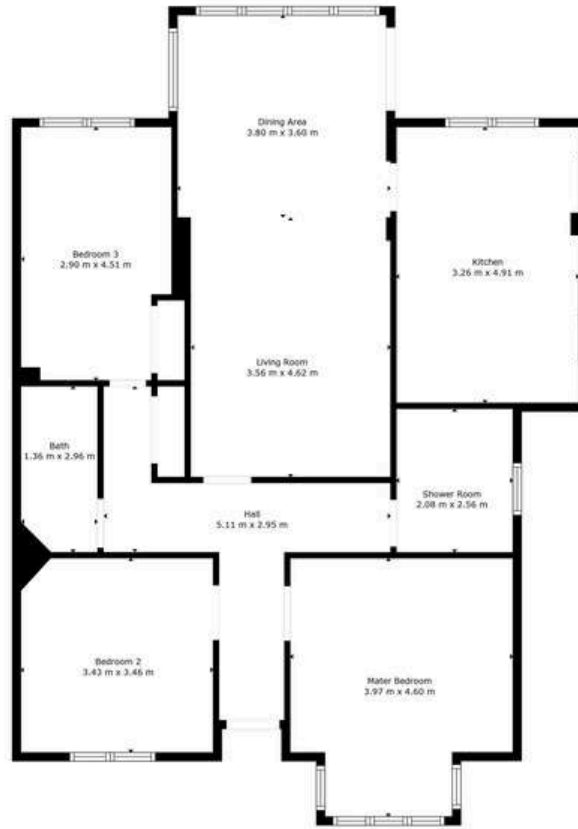












Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Living Room	3.56 m x 4.62 m / 11'8" x 15'2"	Bedroom 3	2.90 m x 4.51 m / 9'6" x 14'10"
Dining Room	3.80 m x 3.60 m / 12'6" x 11'10"	Bathroom	1.36 m x 2.96 m / 4'6" x 9'9"
Kitchen	3.26 m x 4.91 m / 10'8" x 16'1"	Shower Room	2.08 m x 2.56 m / 6'10" x 8'5"
Master Bedroom	3.97 m x 4.60 m / 13'0" x 15'1"		
Bedroom 2	3.43 m x 3.46 m / 11'3" x 11'4"		



Sharing is caring!

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**espc**

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