



8 Old Duloch Court, Dunfermline, KY11 8ZU
Offers Over £225,000



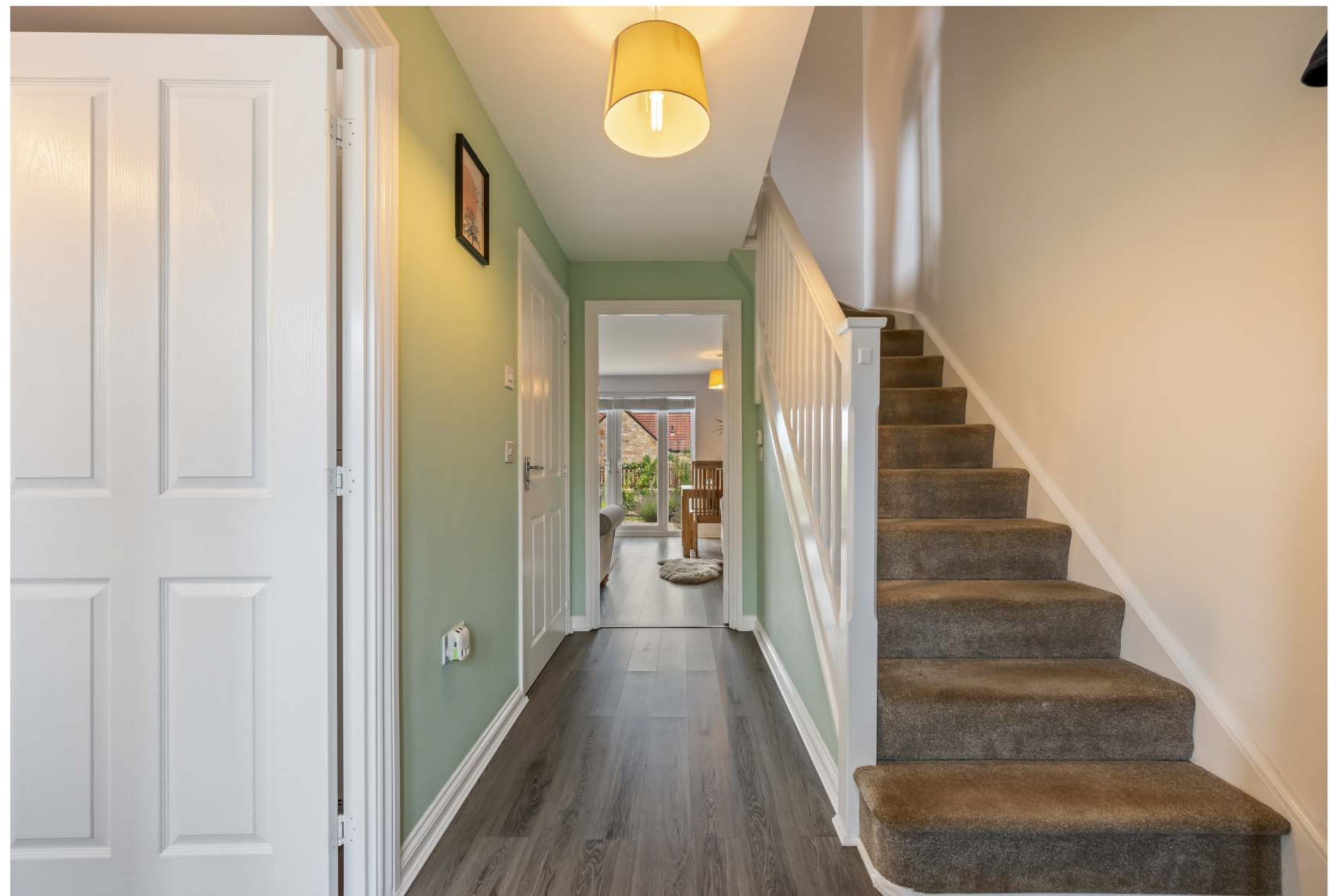
Key Features

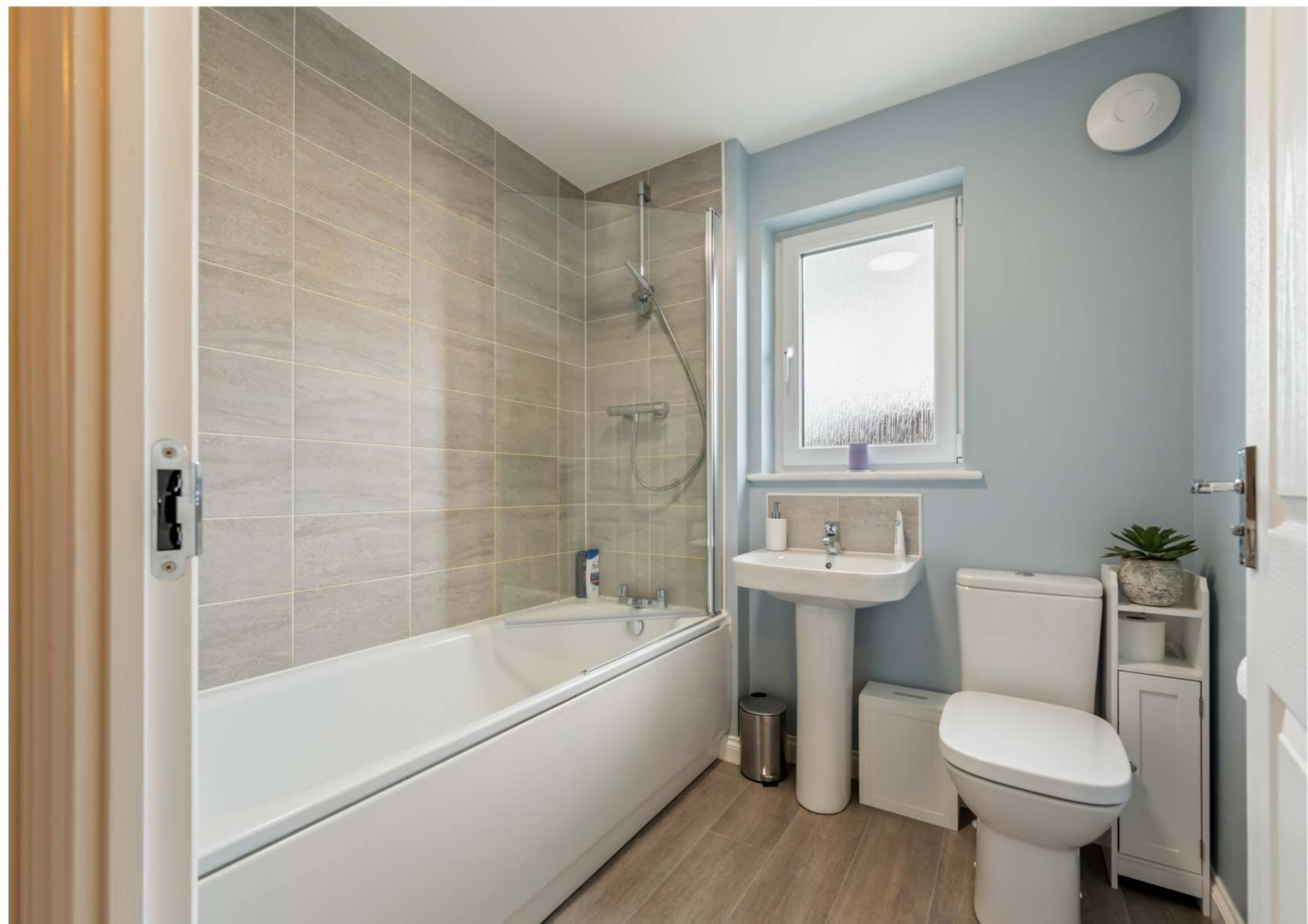
 3 Bedrooms

 1 Public

 1 Bathroom

- An immaculately presented, modern three bedroom semi-detached home, situated within a popular residential location on the outskirts of Dunfermline's eastern expansion
- Occupying a generous plot offering additional privacy, large gardens and driveway with parking for several cars
- Convenient for local amenities including various supermarkets, Duloch Leisure Centre, Fife Leisure Park and transport links via the M90 motorway and Halbeath Park and Ride with a regular bus service to Edinburgh Airport and the city centre
- A good selection of walks and green spaces available on foot with additional transport links at nearby Inverkeithing and Dunfermline Train Stations
- Monobloc driveway to the side of the property, offering parking for several cars with additional space for shed
- Welcoming entrance hall with WC leading to a large rear facing lounge. Modern fitted kitchen with integrated appliances, ample worktop space and a selection of floor and wall mounted units
- Master bedroom and two additional bedrooms located off the landing
- Contemporary, family bathroom with three piece suite, tiled finish over the bath and mains fed shower
- Spacious gardens to the rear featuring patio and lawn
- A well-presented, modern home with amenities close to hand. Viewing comes highly recommended to fully appreciate the fantastic plot and space on offer
- EPC Rating – B, Council Tax Band – E
- Factor Fees £130.00 Per Annum





Location

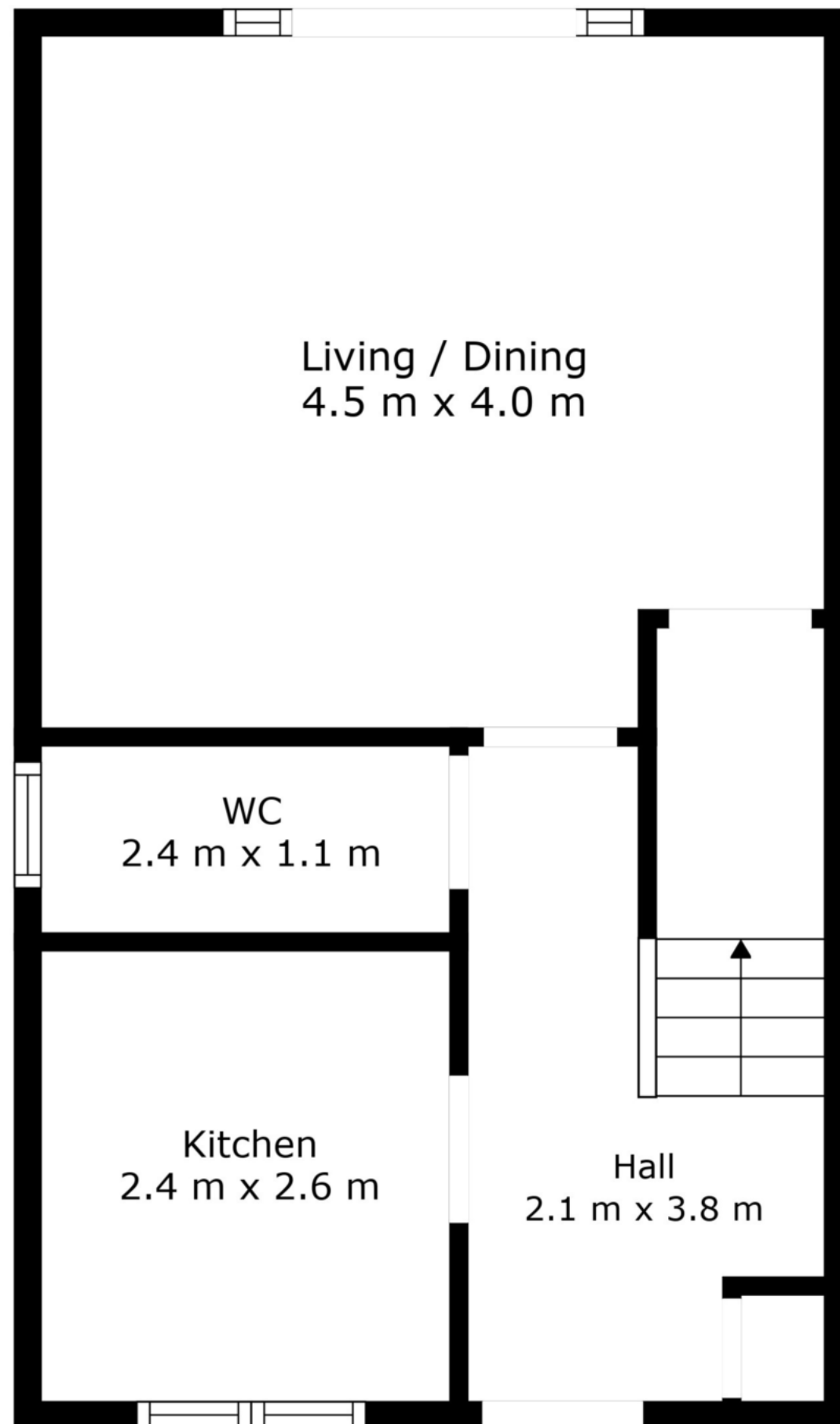
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

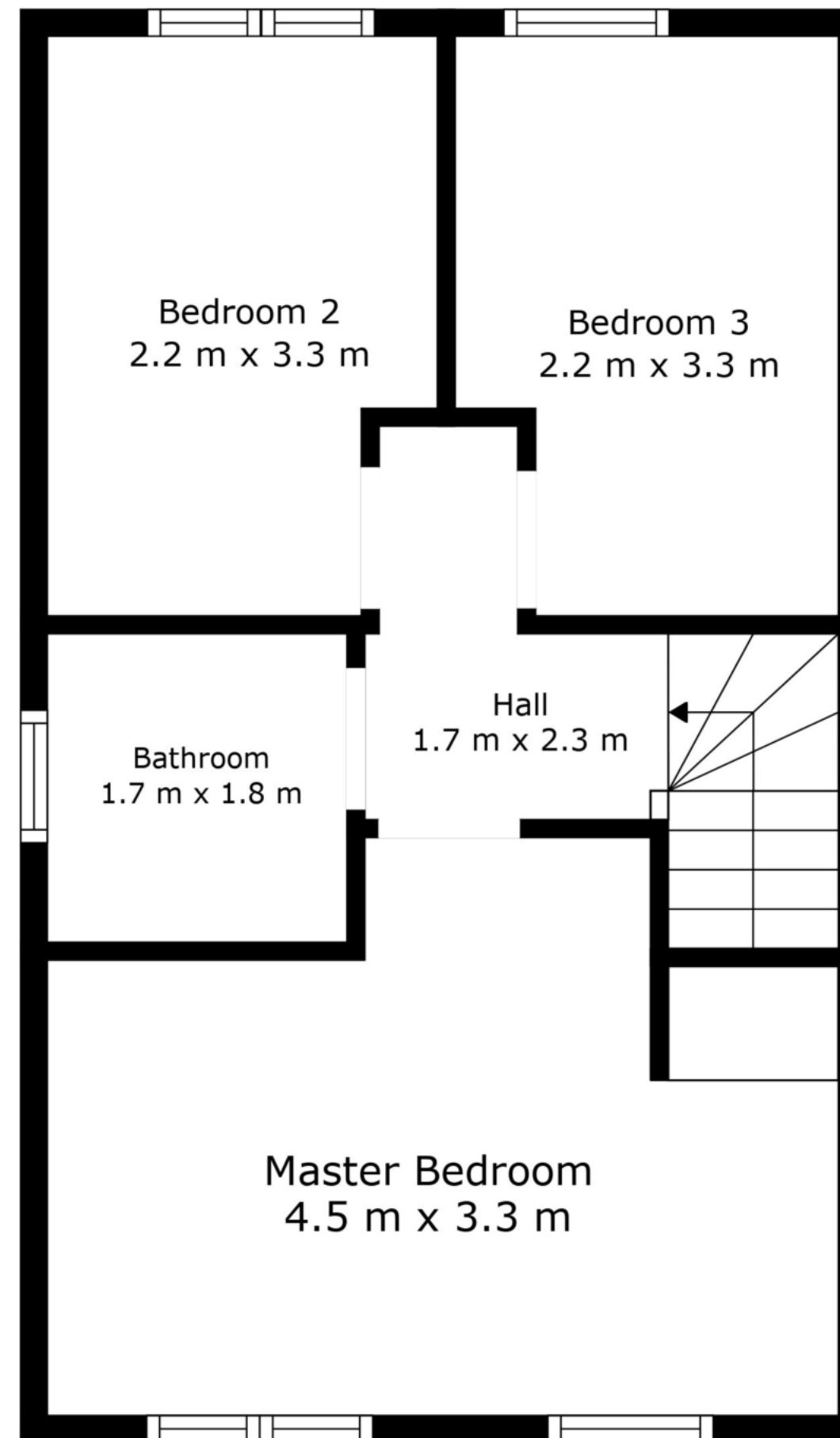
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 72 m2
 FLOOR 1: 36 m2, FLOOR 2: 36 m2
 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.