



17 Ritchie Avenue, Dunfermline, KY12 9FN
Offers Over £195,000





Key Features

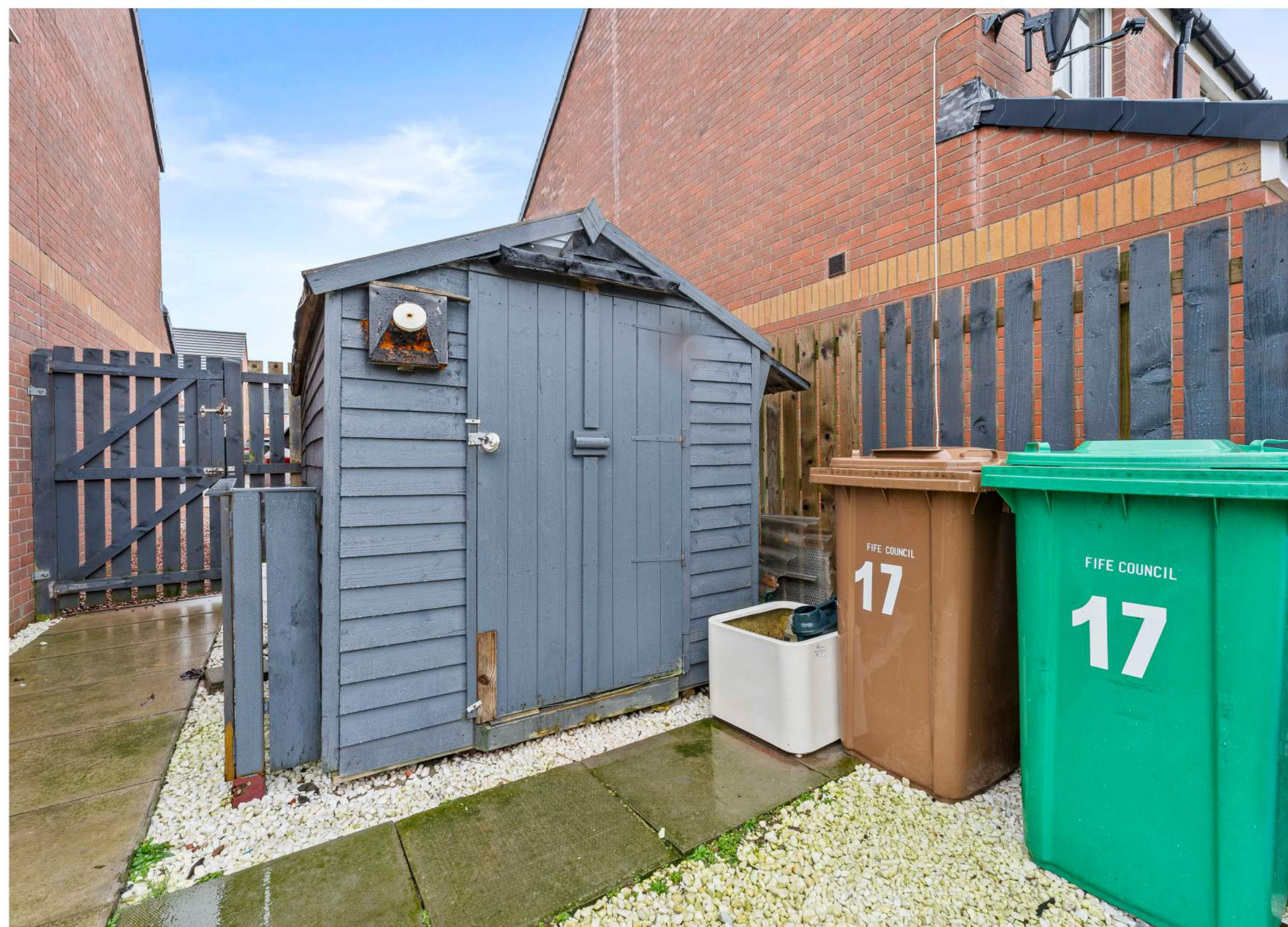
 3 Bedrooms

 1 Public

 2 Bathrooms

- An immaculate three-bedroom end terraced villa situated within a modern residential development to the North of Dunfermline Town centre
- Maintained to an excellent standard by the current owners and offered in move in condition
- Ideal for amenities with transport links close to hand including train services and bus services via Dunfermline and M90 motorway
- Driveway with parking for several cars
- Entrance hall with WC leading through to a formal, front facing lounge
- Contemporary dining kitchen, offering ample storage, room for appliances and French doors leading on to the rear gardens
- Master bedroom with mirrored wardrobes and modern en- suite shower room
- Two further bedrooms with storage available within the attic. Bedroom three could double as a home office for those needing a separate work from home space
- Family bathroom with three-piece suite
- Well-maintained gardens to the rear of the home mostly laid to lawn
- Gas central heating and double glazing
- Viewing comes highly recommended to appreciate this modern first-time home located within easy access of Dunfermline's City Centre
- EPC – B
- Council Tax – D
- Factor Fees are £30 per quarter / £120 annually and paid to RMG Scotland





Location

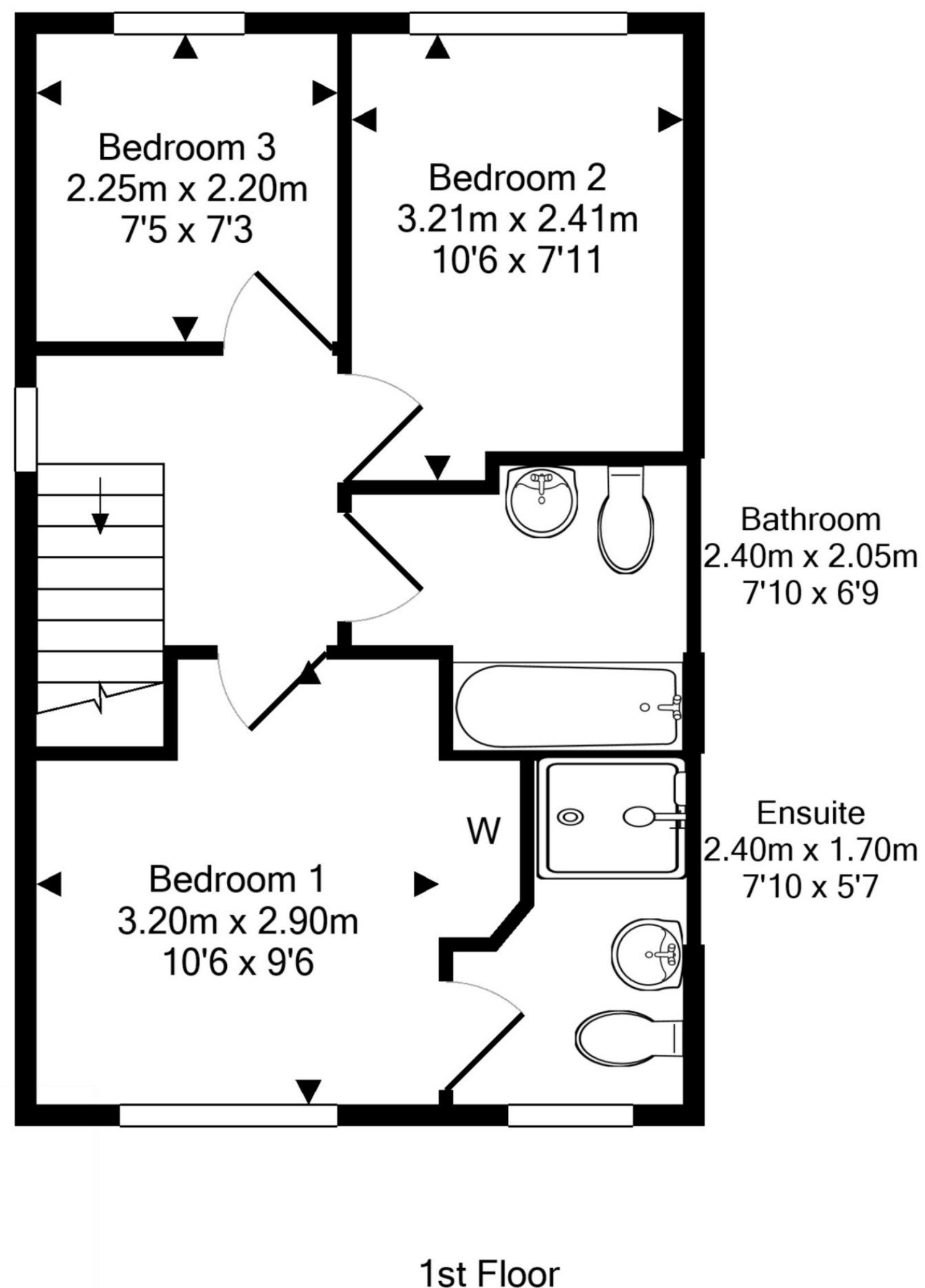
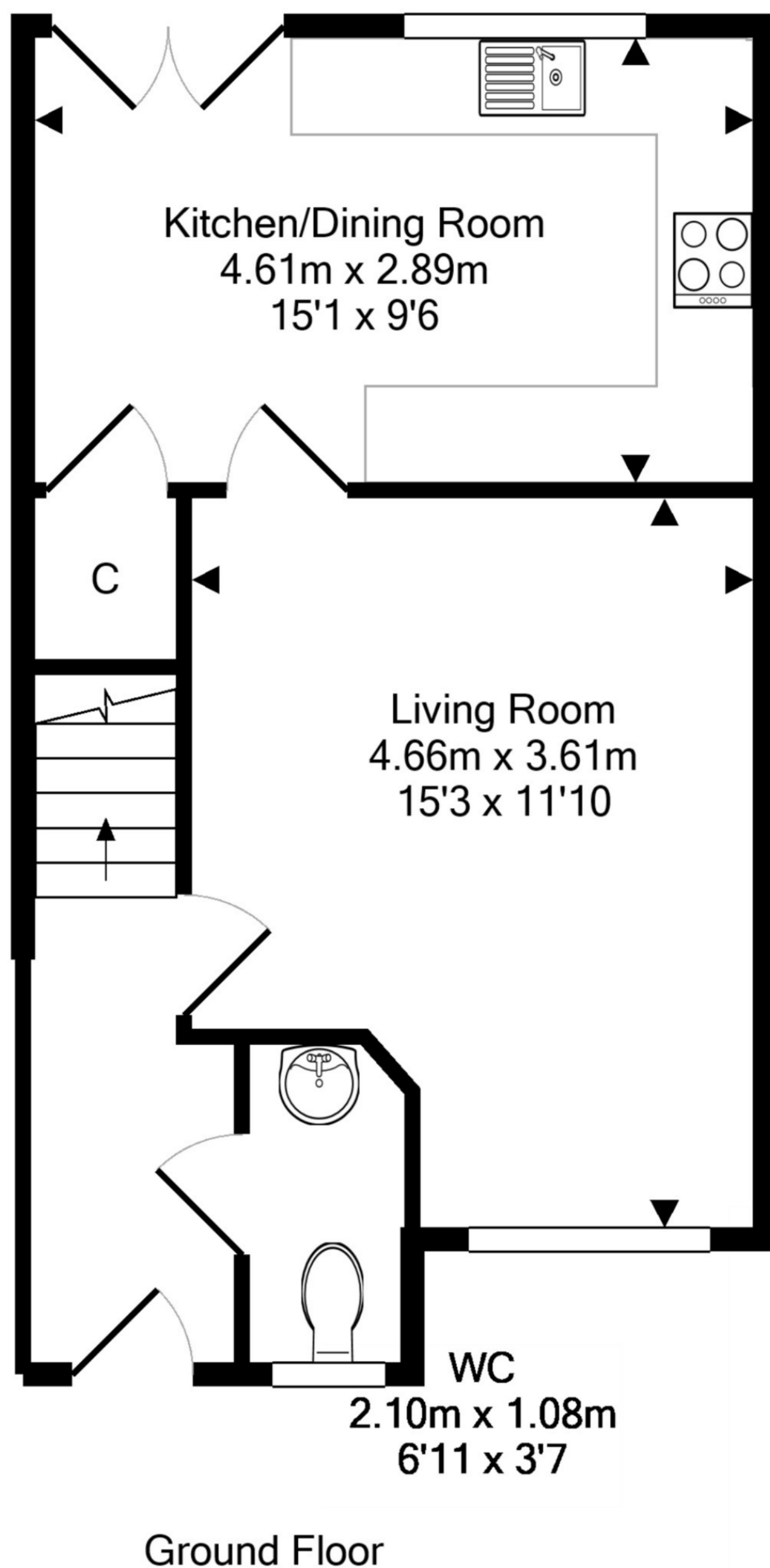
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.