

maloco
mowat
parker

Solicitors & Estate Agents

54

Tirran Drive, Dunfermline, KY11 8JG



Working harder for you

"This has been a great home for my daughter and I over the years, and within walking distance of Duloch Primary School and Tesco. We have thoroughly enjoyed our time in this house and on the street."



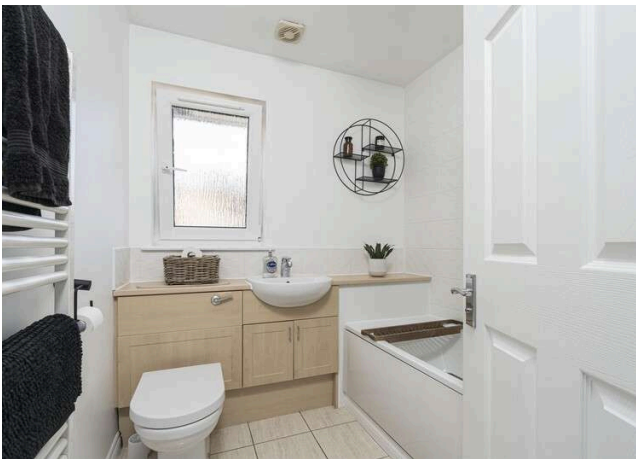
2 bedrooms



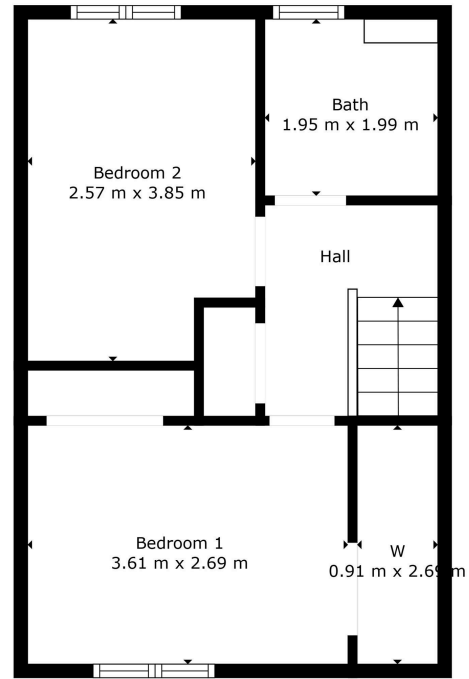
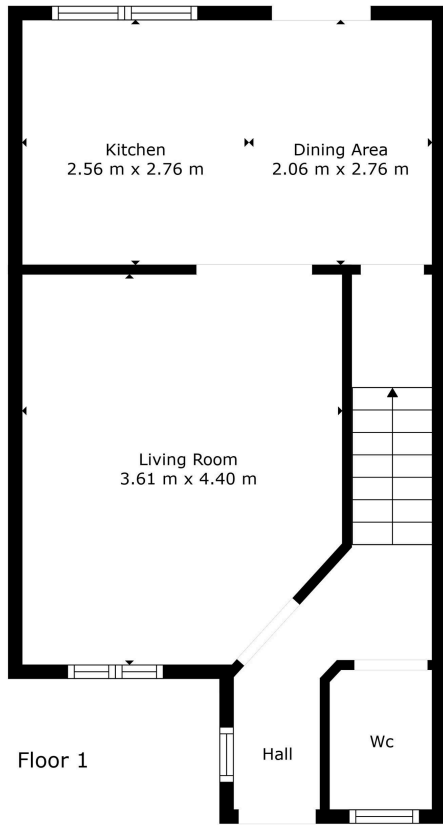
1 public



1 bathrooms



- + An immaculate two-bedroom semi-detached villa located within a sought-after residential development close to a variety of amenities and well-regarded schooling
- + A perfect setting, ideal for families, sitting on the outskirts of Calais Muir Woods with various supermarkets, restaurants and leisure facilities within easy access of the property. Fife Leisure Park offers additional amenities including a ten-screen cinema, various coffee shops and additional leisure facilities
- + Local primary schooling within walking distance and secondary schooling within Dunfermline with bus links available
- + Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- + Driveway with parking for two cars
- + Entrance hall with WC. Front facing lounge leading through to kitchen
- + Contemporary kitchen with integrated appliances, excellent storage and room for a table and chair set. French Doors leading to the rear garden
- + Family bathroom with three-piece suite and shower over the bath
- + Two double bedrooms with built in wardrobes available in bedroom one
- + Garden to the rear, consisting of chips and patio area
- + Gas central heating and double glazing



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

| | |
|----------------|----------------------------------|
| Living Room | 3.61 m x 4.40 m / 11'10" x 14'5" |
| Kitchen/Dining | 4.62 m x 2.76 m / 15'2" x 9'1" |
| Bedroom 1 | 3.61 m x 2.69 m / 11'10" x 8'10" |
| Bedroom 2 | 2.57 m x 3.85 m / 8'5" x 12'8" |
| Bathroom | 1.95 m x 1.99 m / 6'5" x 6'6" |



Sharing is caring!

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