





Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A modern, four bedroom family home located within a sought after 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 walking distance of the property and a short distance from 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
- Driveway with parking for several cars leading to integral garage with access from the home
- Living room to the rear of the home with French doors leading to enclosed gardens
- Kitchen comes equipped with a range of floor and wall mounted storage, integrated appliances and access to gardens
- Separate dining room and WC and storage within the hall. Internal access to garage
- Primary bedroom benefitting from built in wardrobes and en suite shower room
- Three additional bedrooms with built in wardrobes available
- Family bathroom with three piece suite and loft access within the landing completes the accommodation
- Easy maintenance gardens to the rear with large patio and artificial turf





Location

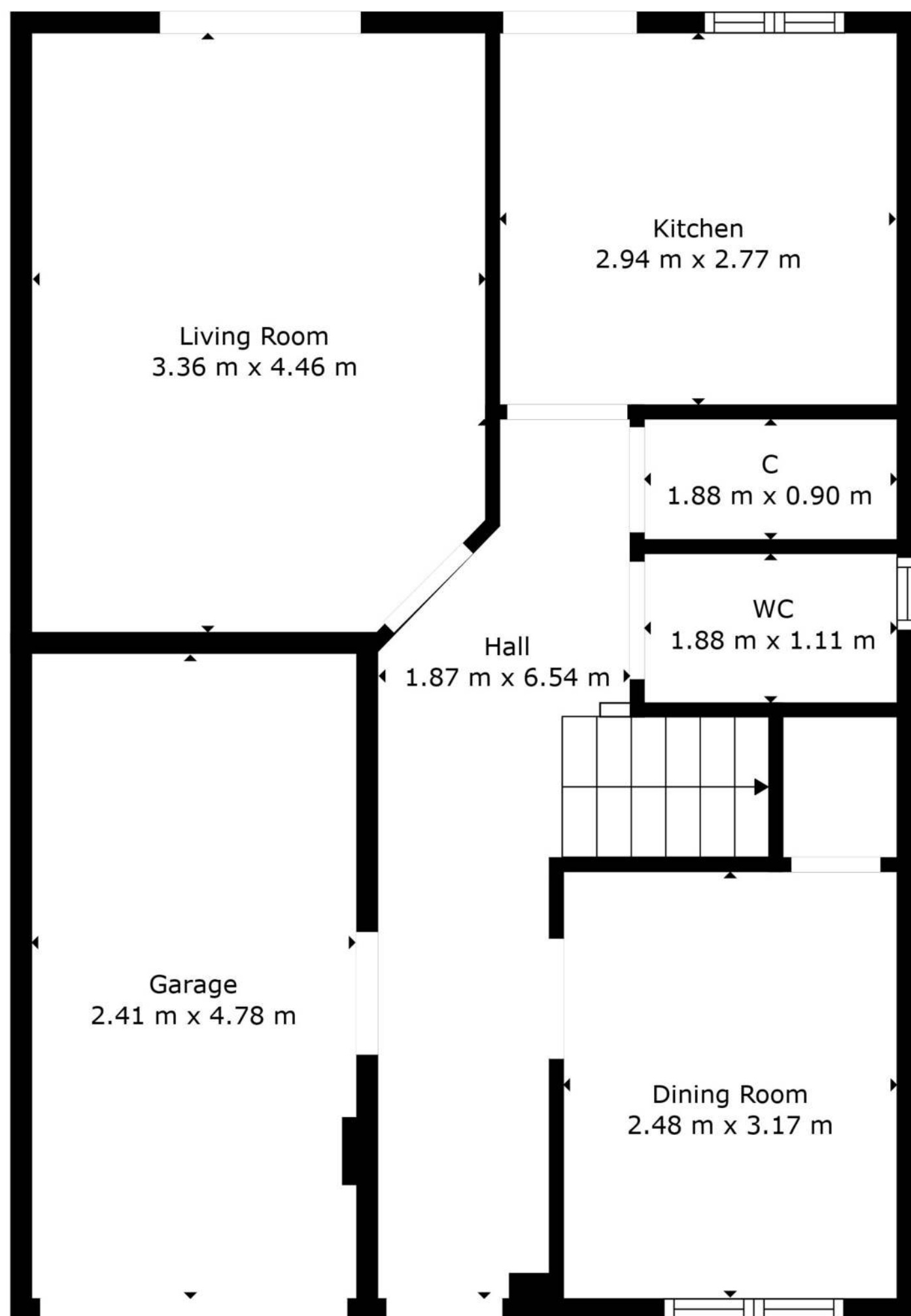
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

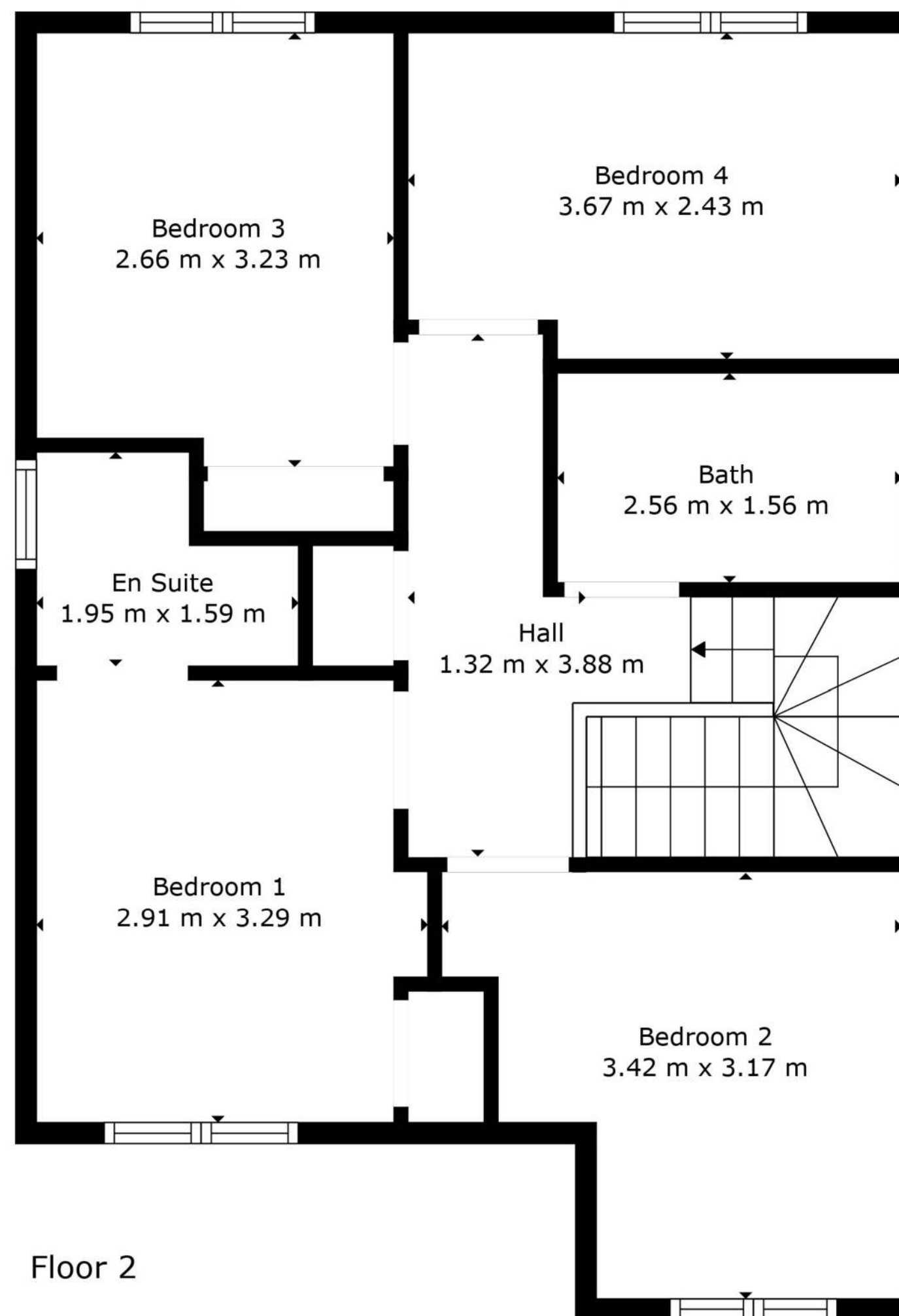
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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



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



Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk



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

