





Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A modern, four bedroom family home located within a popular residential setting close to amenities and schooling
- A convenient residential setting, on the outskirts of Duloch Park, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short walk away, Fife Leisure Park offers additional amenities including a ten-screen cinema, restaurants, leisure facilities and various coffee shops
- Local primary schooling only a few minutes' walk from the property and walking distance to the new Dunfermline Learning Campus for secondary schooling and leisure facilities
- 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 and neat front gardens, leading to integral garage with light and power
- Entrance hall benefits from WC. Formal living room with fireplace to the front. Separate dining room to the rear of the home
- Kitchen comes equipped with a range of floor and wall mounted storage, worktop space and access onto utility room. Access onto gardens and garage
- Master bedroom with built in wardrobe space and en suite shower room. En suite features mains fed shower, WC and wash hand basin
- Three additional bedrooms with built in wardrobe space within bedroom two
- Three piece family bathroom completes the accommodation. Storage within the hallway and loft access
- Immaculate gardens to the rear with lawn and decked area, perfect for alfresco dining and entertaining
- A popular residential setting, close to amenities and viewing comes highly recommended







Location

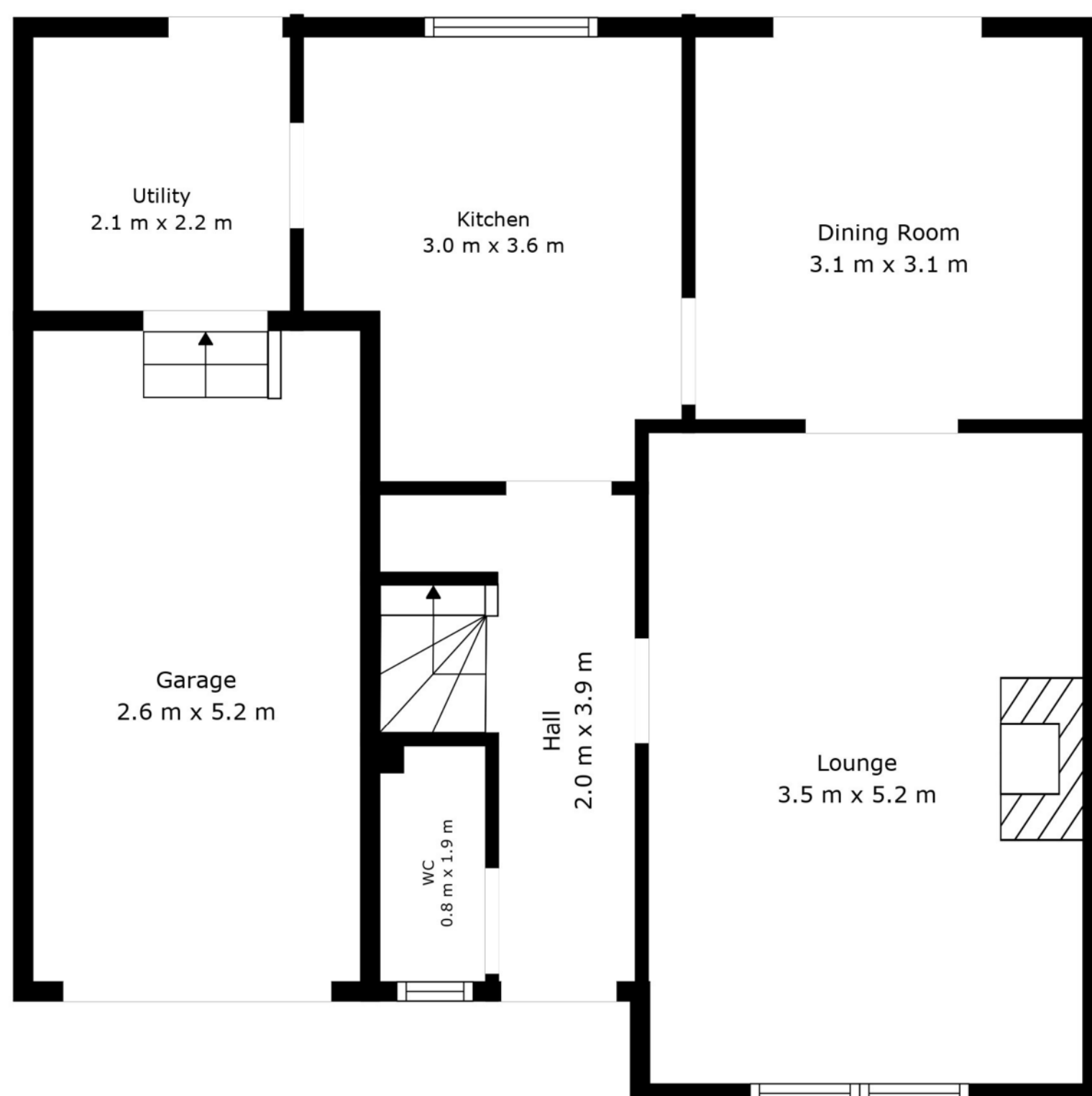
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

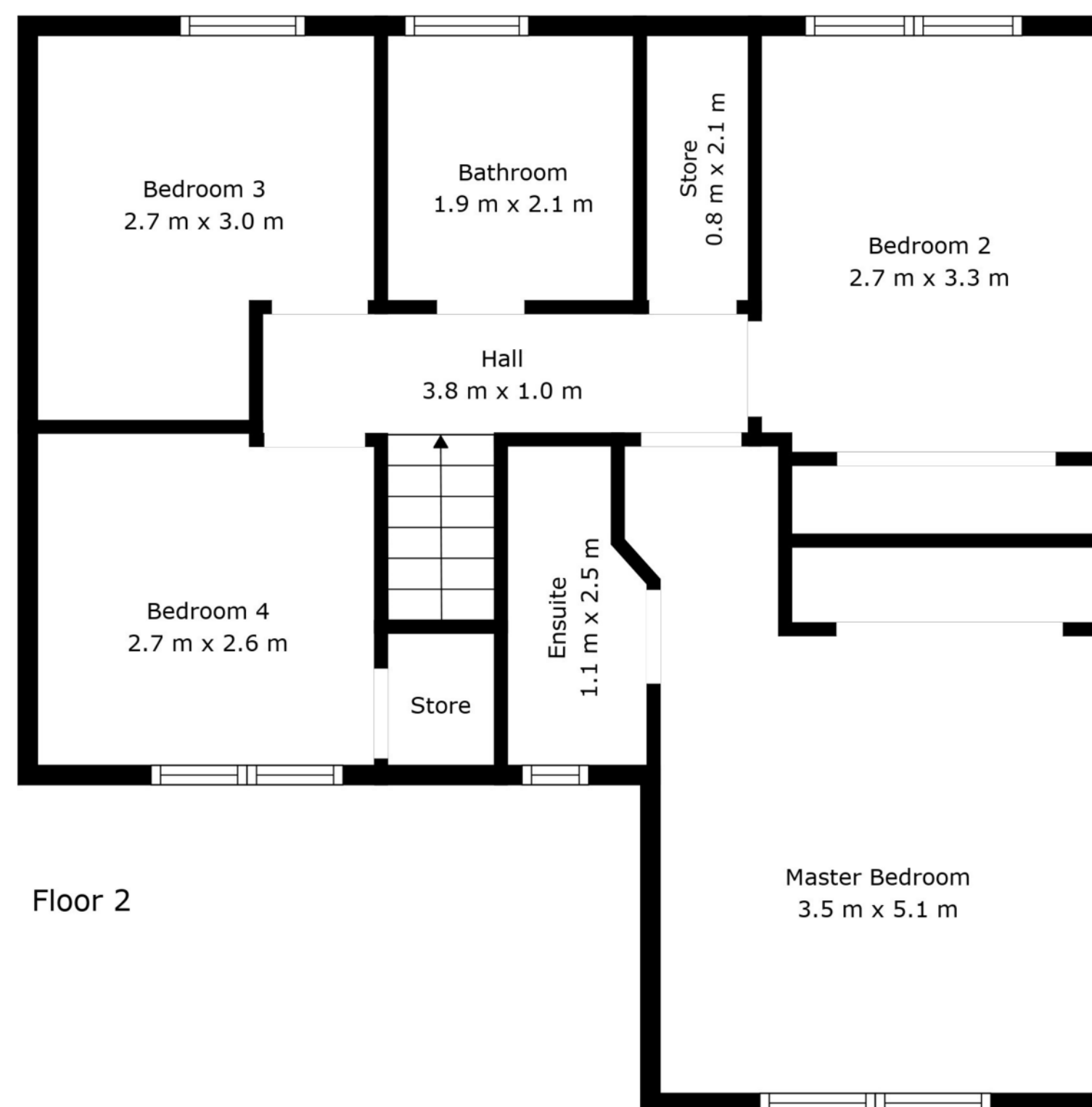
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 108 m²
 FLOOR 1: 51 m², FLOOR 2: 57 m²
 EXCLUDED AREAS: GARAGE: 14 m²
 WALLS: 13 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be 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.

