

maloco
mowat
parker

Solicitors & Estate Agents

32

Tirran Drive, Dunfermline, KY11 8JG



Working harder for you



4 bedrooms



2 public



2 bathrooms



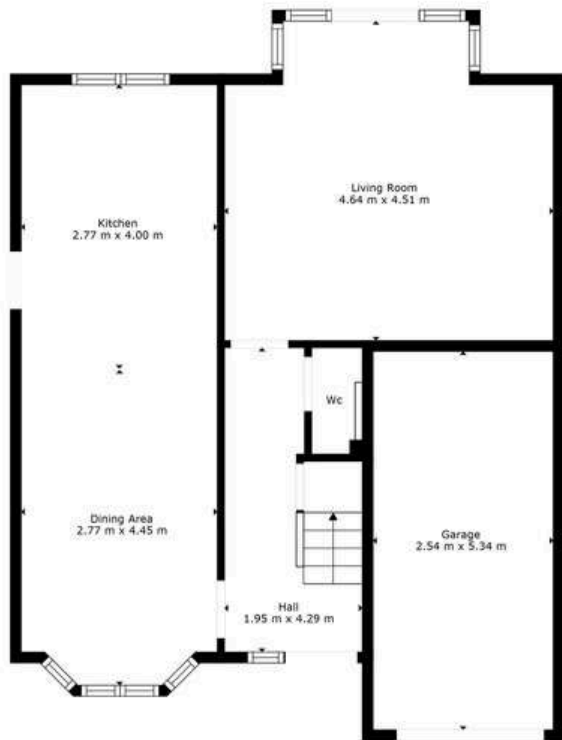
- + A modern, well-presented, four-bedroom, detached family home located within the Eastern Expansion of Dunfermline
- + Located within a sought after residential development within its own private cul-de-sac
- + Range of amenities available within Duloch Park including restaurants, coffee shops, private and public gyms, cinema and mini golf
- + Transport links close to hand via M90 motorway, Inverkeithing Train Station and Park and Ride
- + Walking distance from several local primary schools with bus links to secondary schooling
- + Entrance hall with WC
- + Large bay window living room overlooking rear gardens
- + Large, open plan kitchen and dining room. The kitchen comes equipped within a range of storage options, room for appliances and access out onto rear gardens
- + Master bedroom with built in wardrobe and en suite shower room
- + Three additional double bedrooms
- + Contemporary, fully tiled family bathroom with three piece suite and shower over the bath
- + Lovely gardens to the rear with pergola covered patio and lawn
- + Gas central heating and double glazing
- + Driveway for several cars, and integral single garage
- + A perfect family home in a highly sought-after, residential location and viewing comes highly recommended.



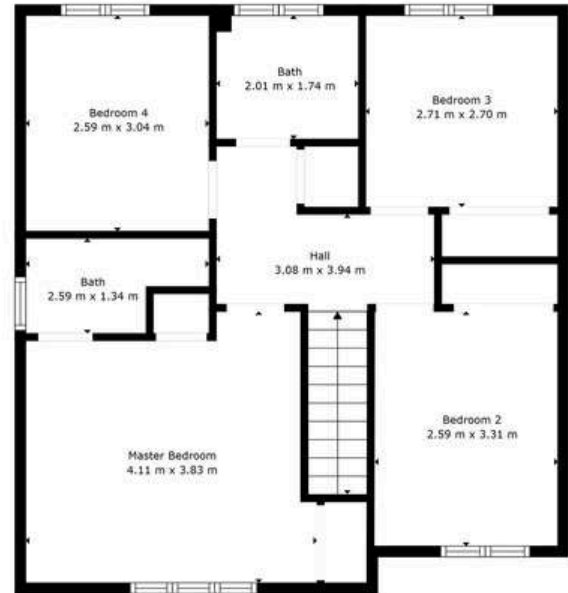








Floor 1



Floor 2



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



Living Room	4.64 m x 4.51 m / 15'3" x 14'10"	Bedroom 3	2.71 m x 2.70 m / 8'11" x 8'10"
Dining Room	2.77 m x 4.45 m / 9'1" x 14'7"	Bedroom 4	2.59 m x 3.04 m / 8'6" x 10'0"
Kitchen	2.77 m x 4.00 m / 9'1" x 13'1"	Bathroom	2.01 m x 1.74 m / 6'7" x 5'9"
Master Bedroom	4.11 m x 3.83 m / 13'6" x 12'7"	Ensuite	2.59 m x 1.34 m / 8'6" x 4'5"
Bedroom 2	2.59 m x 3.31 m / 8'6" x 10'10"		



Sharing is caring!

6/8 Bonnar Street,
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69



W: maloco.co.uk