



27 Kellock Avenue, Dunfermline, KY11 8YW
Offers Over £229,995



Key Features

 3 Bedroom

 1 Public

 1 Bathroom

- A modern, well-presented, three-bedroom semi-detached 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
- Welcoming entrance hall with WC leading to a large rear facing lounge.
- Modern fitted kitchen with integrated appliances, ample worktop space and a selection of floor and wall mounted units
- Master bedroom with fitted wardrobe and two additional bedrooms located off the landing
- Contemporary tiled family bathroom with three-piece suite
- Private rear garden with artificial turf and decked area
- Driveway with parking for two cars
- Viewing comes highly recommended
- EPC – C
- Council Tax - E







Location

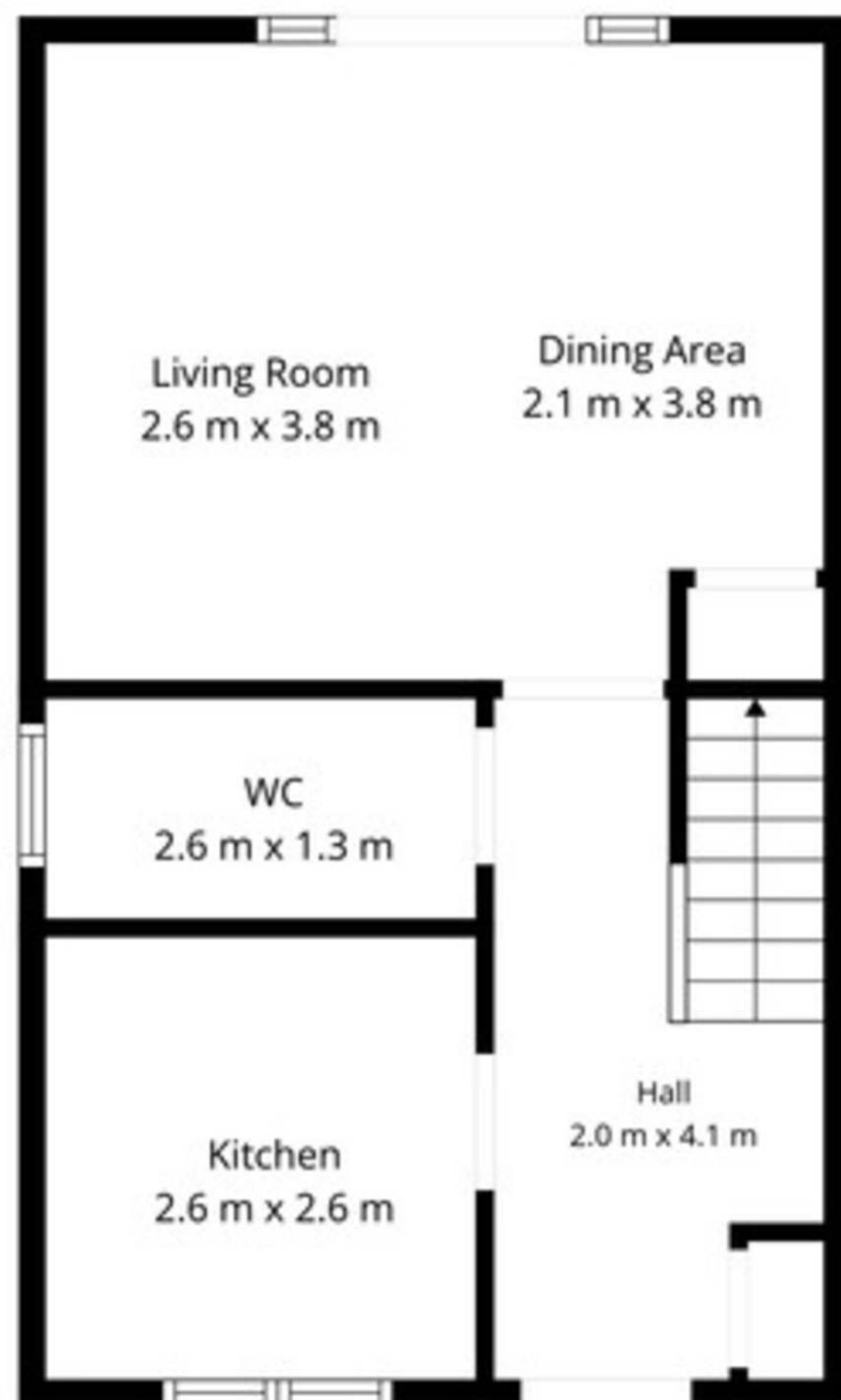
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

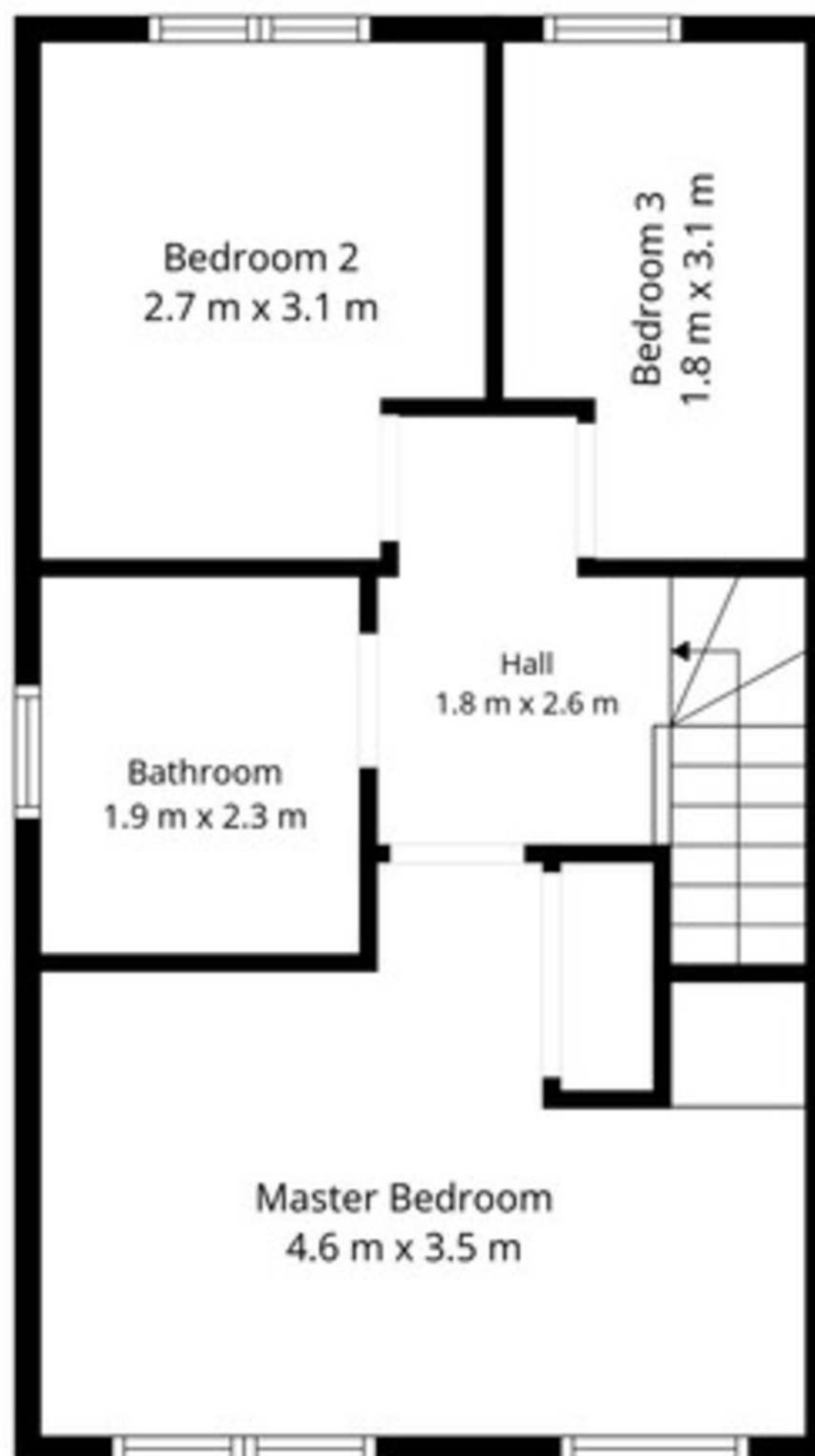
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 76 m2
 FLOOR 1: 37 m2, FLOOR 2: 39 m2
 EXCLUDED AREAS: WALLS: 7 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.

