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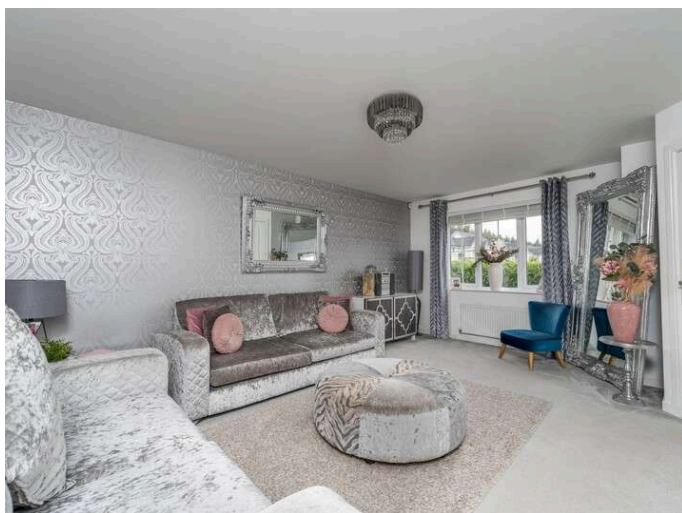
Solicitors & Estate Agents

7

Sorrel Drive, DUNFERMLINE, KY11 8RT



Working harder for you



4 bedrooms



2 public



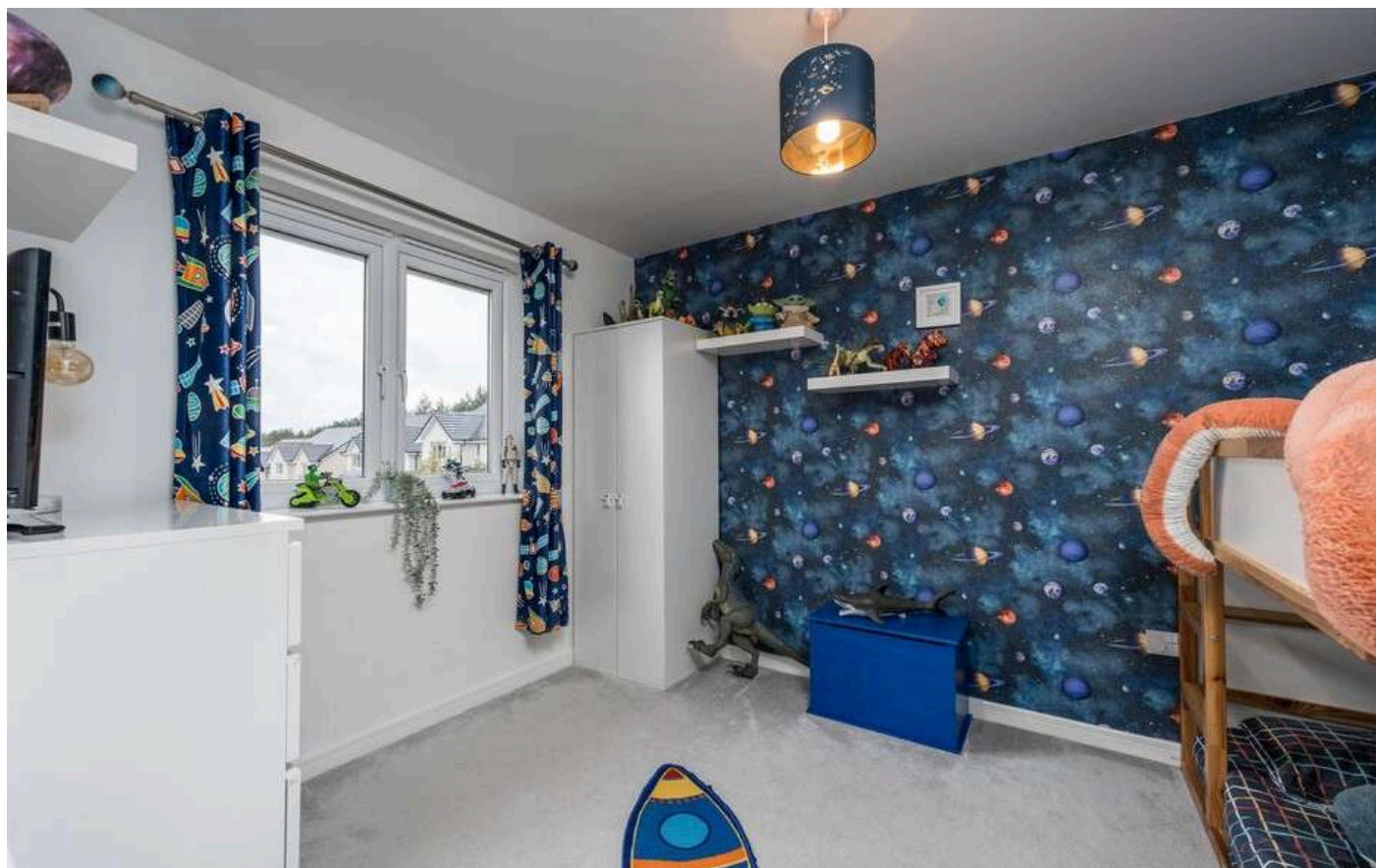
2 bathrooms





- + A modern, four bedroom, executive, family home located within a sought-after residential area of Dunfermline's Eastern Expansion
- + Quiet setting of similar properties and perfect for transport links and amenities
- + A variety of amenities within walking distance with transport links close to hand including train services at Queen Margaret Station, Inverkeithing and bus services at Halbeath and Inverkeithing Park and Ride
- + Several primary schools within walking distance of the property as well as Leisure facilities and Library within Duloch Primary School
- + Further amenities at Fife Leisure Park, including coffee shops, restaurants and various leisure facilities, and Edinburgh accessible via the M90 motorway
- + Driveway with extended parking for several cars
- + Bright and spacious, formal lounge with ample room for free standing furniture
- + Contemporary, quality fitted kitchen and dining room with a range of integrated appliances, mounted storage and French doors onto gardens
- + Garage conversion, giving an additional public room, currently set utilised as a formal dining room
- + Four bedrooms on the first floor with built in mirrored wardrobes available within the master bedroom. Contemporary en suite shower room
- + Family bathroom with three piece suite
- + Additional features include Hive smart heating and thermostat and Yale wireless alarm system
- + Neat gardens with lawn and patio. Gardens are South facing and feature privacy fencing
- + Driveway with parkign for several cars and EV charging point to the front
- + Gas central heating and double glazing
- + Viewing comes highly recommended to appreciate this lovely family home in a sought-after location

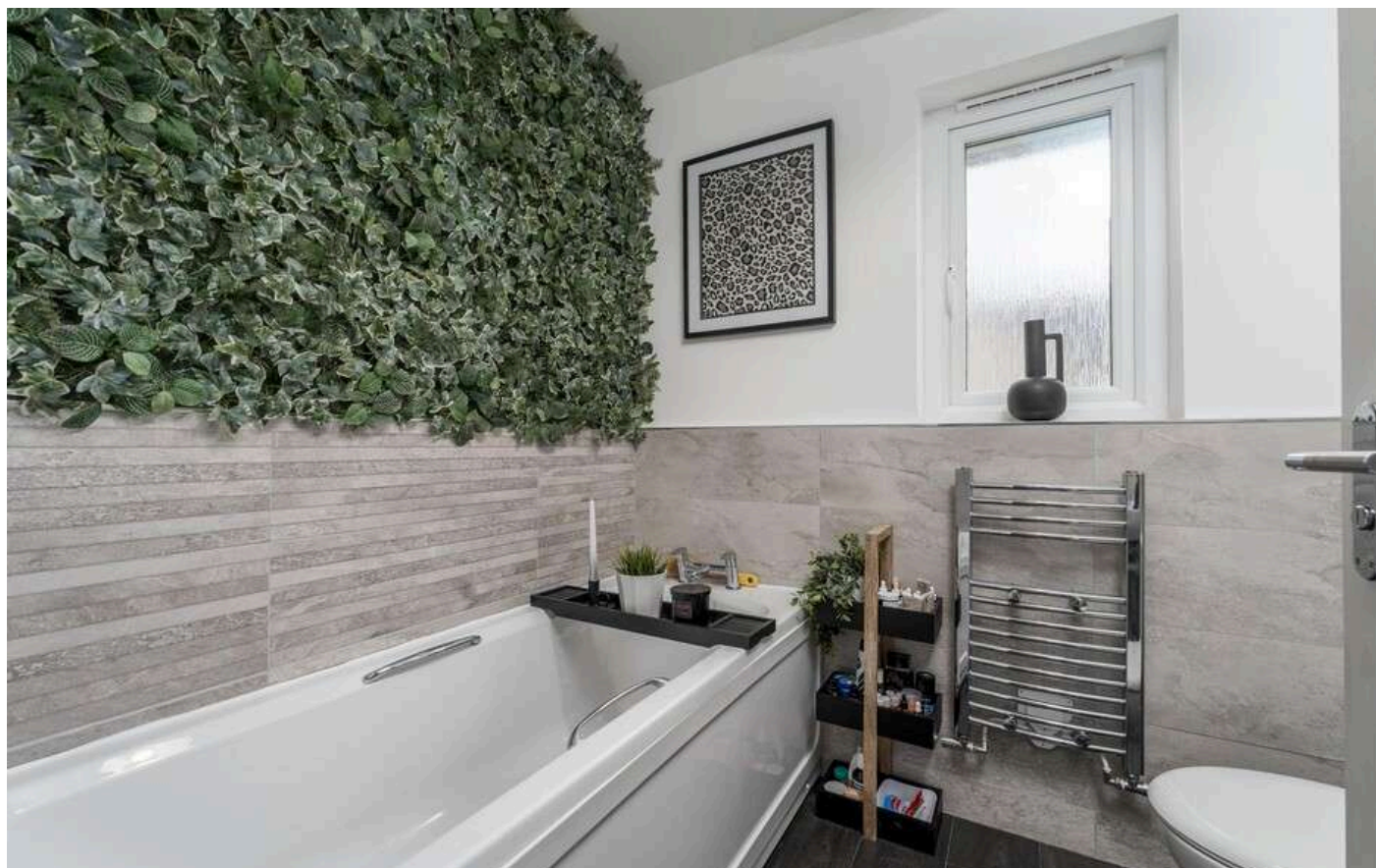








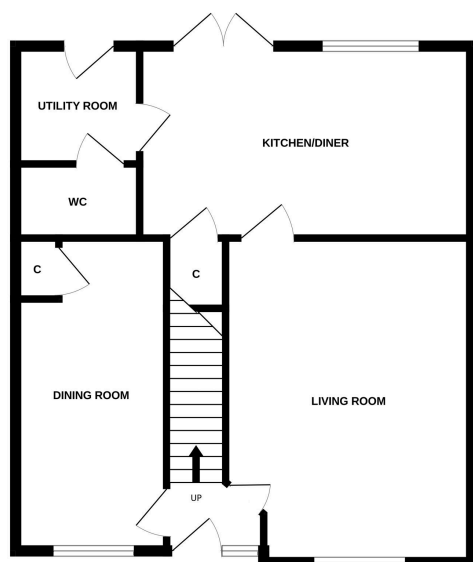




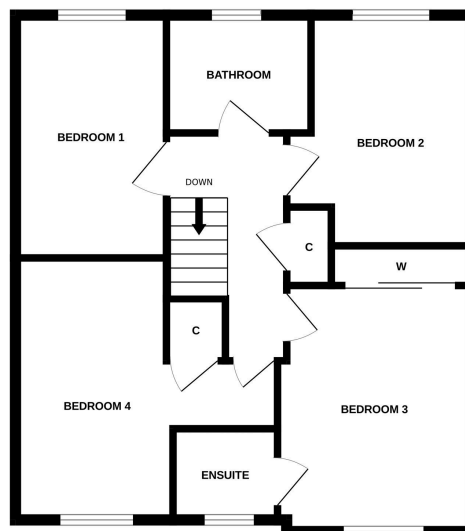




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Living Room	5.21 m x 3.97 m / 17'1" x 13'0"	Bedroom 3	4.07 m x 2.96 m / 13'4" x 9'9"
Dining Room	5.01 m x 2.43 m / 16'5" x 8'0"	Bedroom 4	3.90 m x 4.46 m / 12'10" x 14'8"
Kitchen	4.90 m x 3.08 m / 16'1" x 10'1"	Bathroom	2.07 m x 1.70 m / 6'9" x 5'7"
Bedroom 1	3.89 m x 2.53 m / 12'9" x 8'4"	Ensuite	1.16 m x 2.01 m / 3'10" x 6'7"
Bedroom 2	3.53 m x 2.63 m / 11'7" x 8'8"		



Sharing is caring!

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