



116 Macpherson Avenue, Dunfermline, KY11 8ZY  
Offers Over £310,000







# Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- Modern, four bedroom, detached home set within a popular residential setting of similar properties on the outskirts of Dunfermline's Eastern Expansion
- Offered to the market in move in condition and with manicured, easy maintenance gardens
- A fantastic location for amenities with a wide variety of amenities within easy access, including various supermarkets, restaurants and leisure facilities
- Fife Leisure Park offers various coffee shops, additional eateries, gym facilities and a ten screen cinema
- Walking distance of primary and bus links to secondary schooling
- Several local train stations within Dunfermline, Rosyth and Inverkeithing, Park and Ride facilities to Edinburgh City Centre and Airport via Halbeath and circa 1 mile from access to the M90 motorway
- Driveway and single garage
- Entrance hall with storage under the stairs and WC
- Formal lounge to the rear of the home with contemporary kitchen offering a range of storage options, breakfast bar and French doors leading to gardens
- Dining room to the front of the home, currently utilised as an additional family room
- Master bedroom with built in wardrobes and en suite shower room
- Three additional bedrooms and family bathroom with three piece suite
- EPC Rating - C









# 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.



