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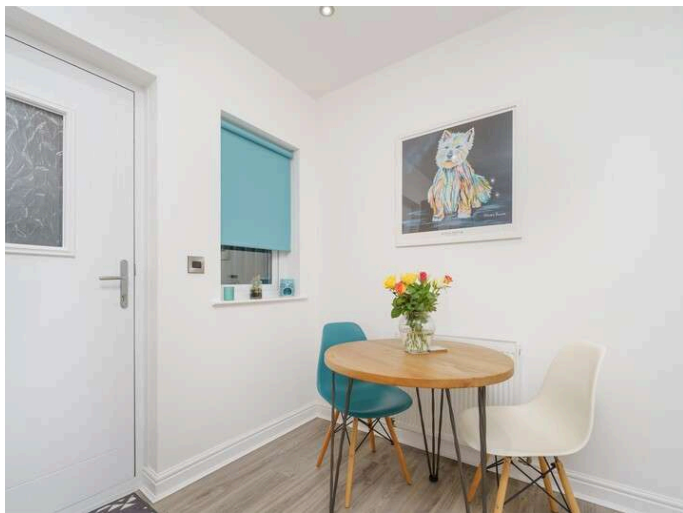
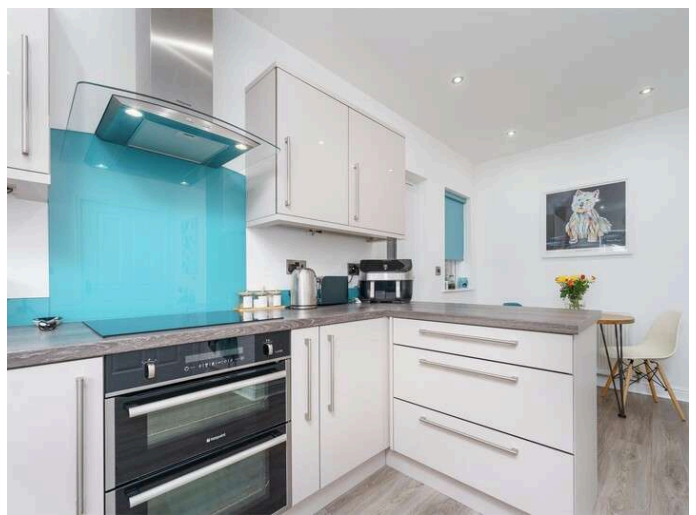
Solicitors & Estate Agents

52

Eardley Crescent, DUNFERMLINE, KY11 8NE



Working harder for you



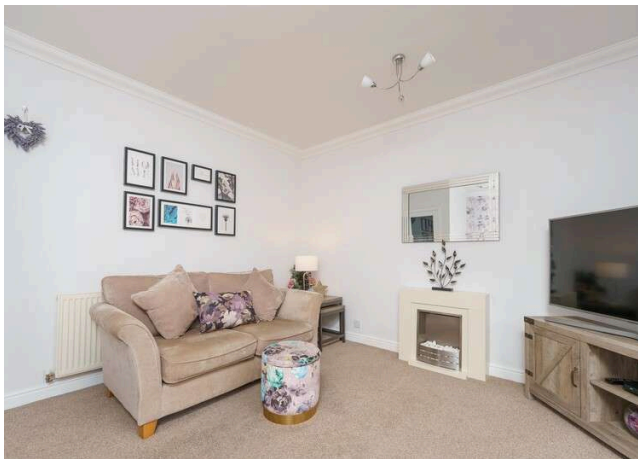
4 bedrooms



2 public

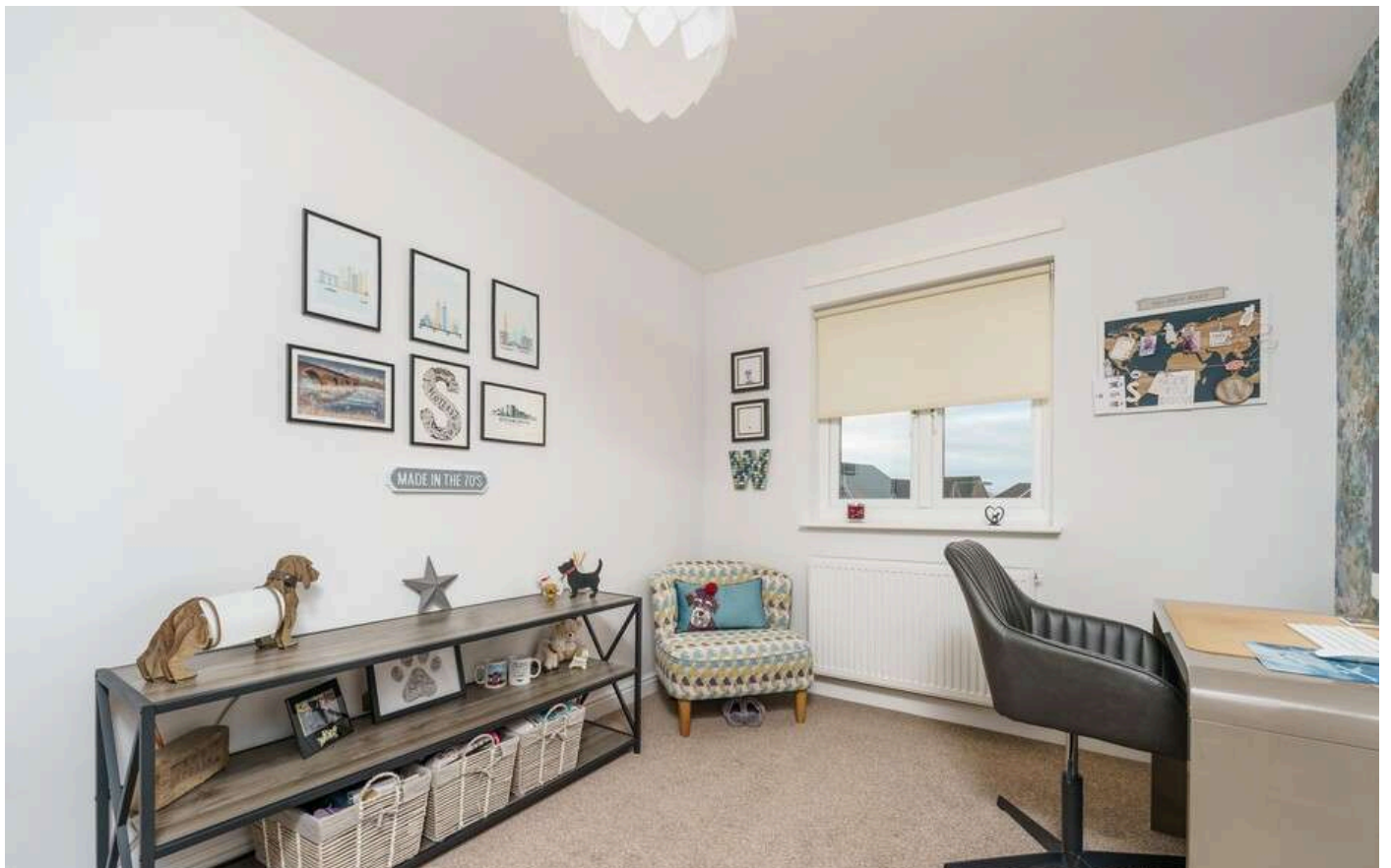


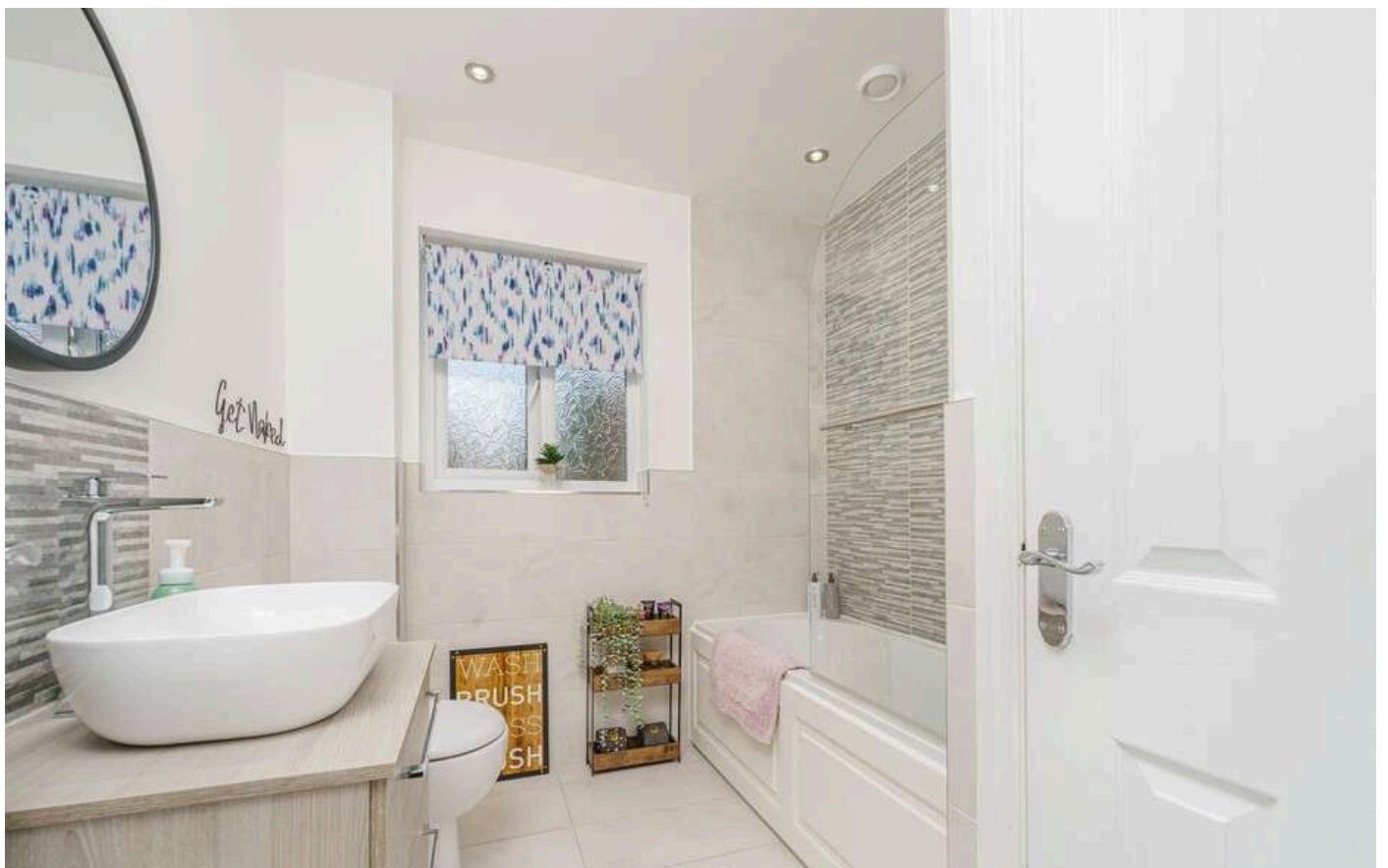
2 bathrooms

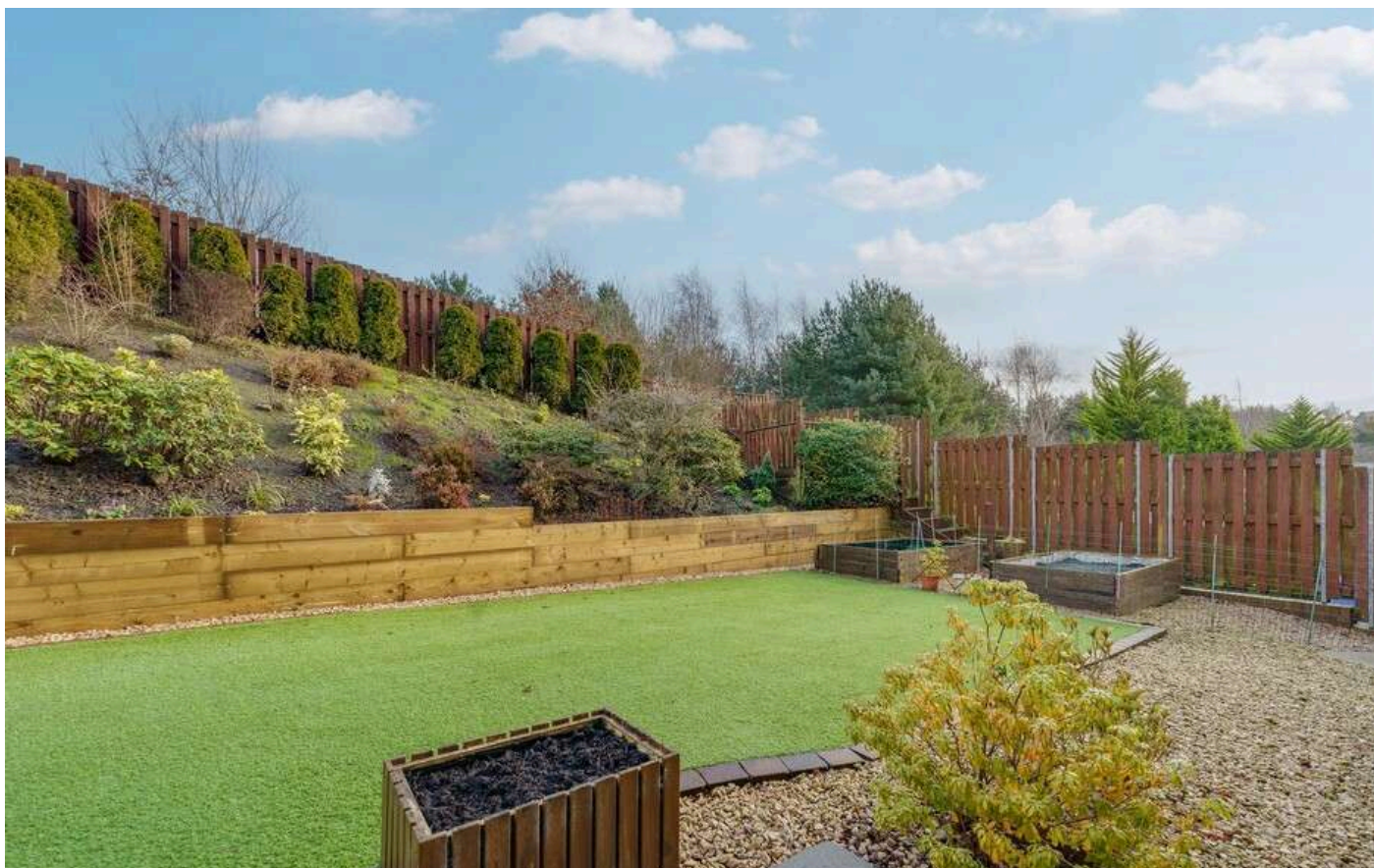


- + A modern, beautifully presented four bedroom villa, located within a sought after residential development
- + Offered in move in condition and upgraded throughout 52 Eardley Crescent will suit a wide variety of buyers and offers flexible, spacious accommodation throughout
- + Various supermarkets, restaurants and leisure facilities within easy access of the property. Fife Leisure Park offers additional amenities including a ten screen cinema
- + Local primary schooling within walking distance and secondary schooling within Dunfermline
- + Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- + Split level accommodation with the ground floor containing a contemporary dining kitchen and WC
- + Formal lounge with patio doors leading to gardens and separate dining room
- + Master bedroom benefits from an upgraded en suite shower room and dressing room
- + Three additional double bedrooms and tiled family bathroom with three piece suite and storage
- + Well-maintained gardens to the rear with artificial lawn and raised decked area. Fields to the rear. Access via the side of the property to the front of the home
- + Single garage, driveway with parking for two cars and electric charging point.
- + Viewing comes highly recommended to appreciate this modern, executive home located within a sought after area of Dunfermline

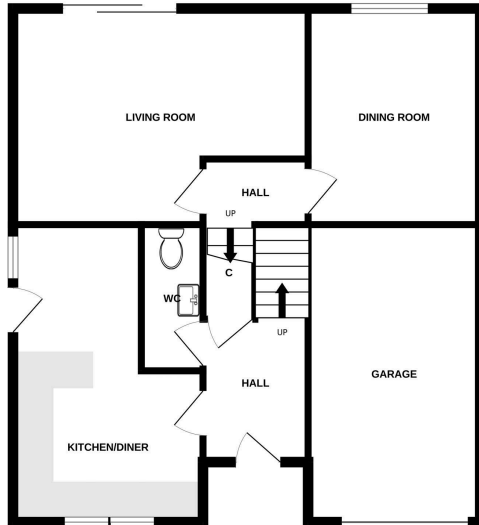




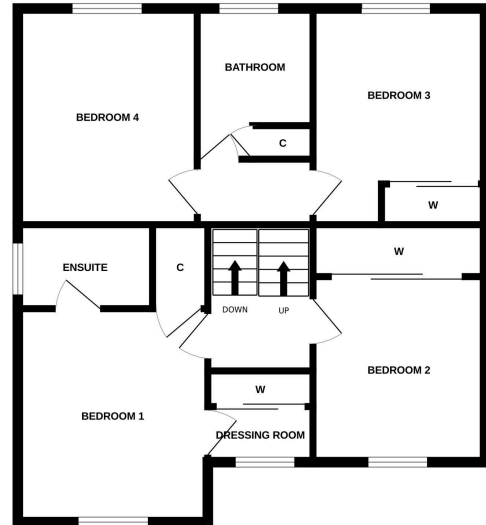




GROUND FLOOR



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	4.69 m x 3.71 m / 15'5" x 12'2"	Bedroom 3	3.70 m x 3.06 m / 12'2" x 10'0"
Dining Room	3.69 m x 2.94 m / 12'1" x 9'8"	Bedroom 4	3.72 m x 2.64 m / 12'2" x 8'8"
Kitchen Dining Room	5.07 m x 3.25 m / 16'8" x 10'8"	Bathroom	5.52 m x 2.13 m / 18'1" x 7'0"
Bedroom 1	3.63 m x 3.25 m / 11'11" x 10'8"		
Bedroom 2	3.48 m x 2.64 m / 11'5" x 8'8"		



Sharing is caring!

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