









# Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

A truly captivating three-bedroom detached cottage that perfectly blends timeless character with high-quality contemporary living. Fully modernised throughout with meticulous attention to detail, this exceptional home offers generous, flexible accommodation and an abundance of natural light - ideal for modern family life.

At the heart of the home is the stunning open-plan kitchen and dining space, beautifully finished and designed for both everyday living and entertaining. French doors open directly onto the fully enclosed south-facing garden, while feature exposed beams add warmth and charm. The kitchen flows seamlessly into the welcoming family room, complete with a striking feature fireplace and an eye-catching spiral staircase that adds architectural interest and leads to the upper level. From the inner hallway on the ground floor, there are three well-proportioned double bedrooms, a stylish modern four-piece family bathroom, and a practical utility room with direct access to the rear garden - perfectly suited to busy households and those with muddy boots, or indeed paws.

Upstairs, the bright and spacious living room enjoys wonderful south-facing aspects across Dunfermline towards the iconic Forth Bridges. Large picture windows and doors opening onto a private balcony make this an impressive and relaxing retreat. A contemporary shower room completes the upper accommodation.

The outdoor space is just as impressive. The fully enclosed south-facing garden enjoys sunshine throughout the day and features a generous patio area - an ideal setting for alfresco dining or evening entertaining. A hot tub, available by separate negotiation, enhances this space beautifully. Steps lead down to a lawn bordered by mature shrubs and trees, along with decking and a further section housing outbuildings that were previously used as kennels, offering exciting potential for alternative uses or development.

A particular highlight, and a passion project of the current owners, is the installation of a solar energy capture system with energy storage, enhancing the home's energy efficiency and contributing to long-term sustainability.

Ample on-street parking is available directly outside the property.

Thistle Street is a highly desirable setting within walking distance of Dunfermline's town centre, excellent primary and secondary schooling, local cafés, shops and restaurants. Pittencrieff Park and Dunfermline Public Park are both close by, offering beautiful green space and leisure opportunities. For commuters, Dunfermline Town and Queen Margaret railway stations provide regular services to Edinburgh, while Halbeath Park & Ride and the M90 motorway make travel across Fife and into central Scotland straightforward and convenient. Located just a 15-minute walk from Dunfermline City Railway Station (or a quick drive), making it ideal for commuters to Edinburgh.

A rare opportunity to acquire a distinctive, beautifully presented home in a prime location - early viewing is strongly recommended.

EPC Band: C  
Council Tax Band: 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.

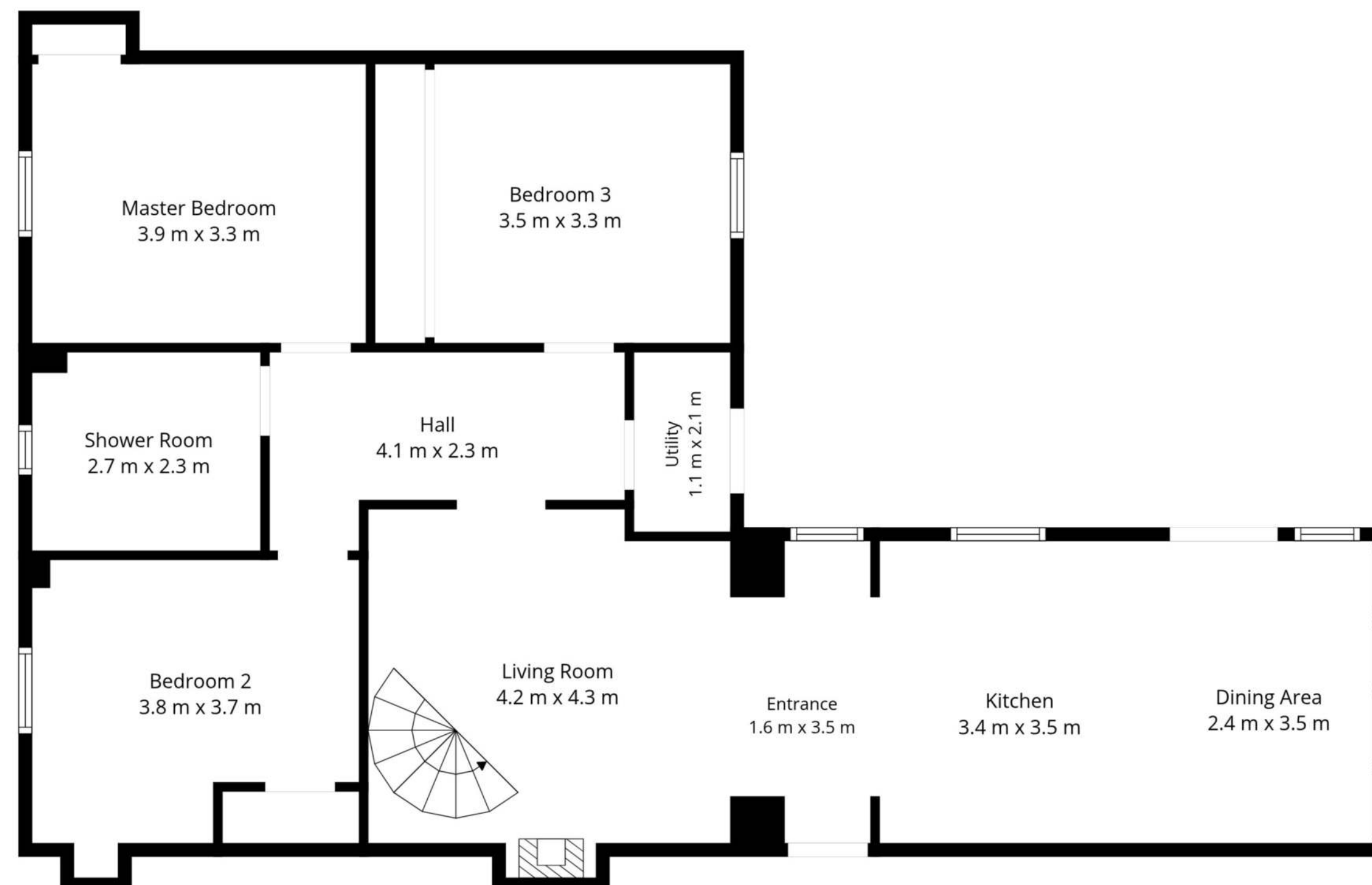
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

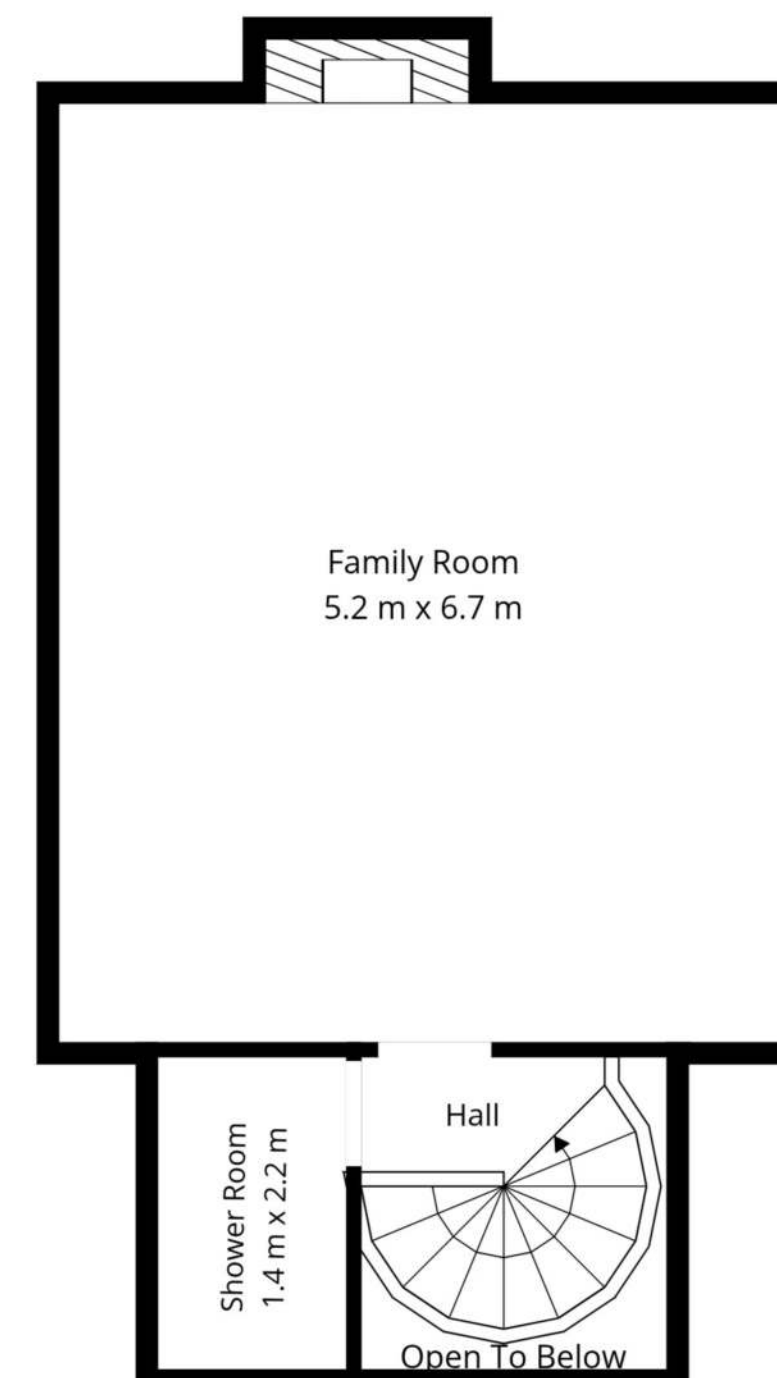
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Ground Floor



1st Floor



**TOTAL: 140 m2**  
 Ground floor: 102 m2, 1st floor: 38 m2  
 EXCLUDED AREAS: OPEN TO BELOW: 1 m2, LOW CEILING: 5 m2, FIREPLACE: 1 m2,  
 WALLS: 12 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.

