

maloco
mowat
parker

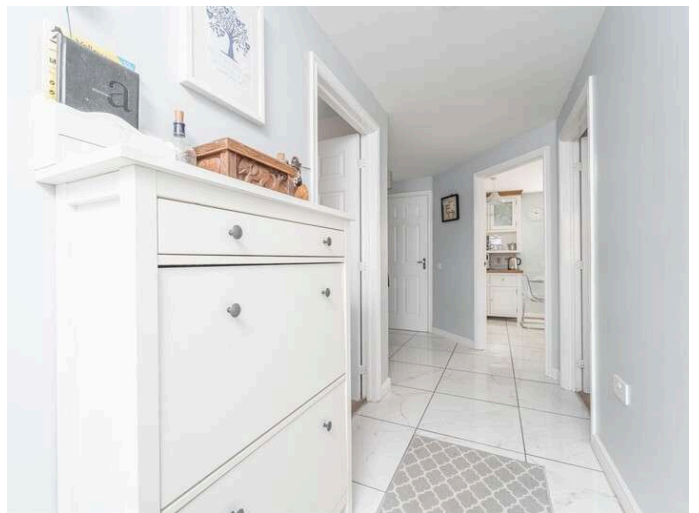
Solicitors & Estate Agents

13

Woodpecker Crescent, DUNFERMLINE, KY11 8QB



Working harder for you



4 bedrooms



2 public

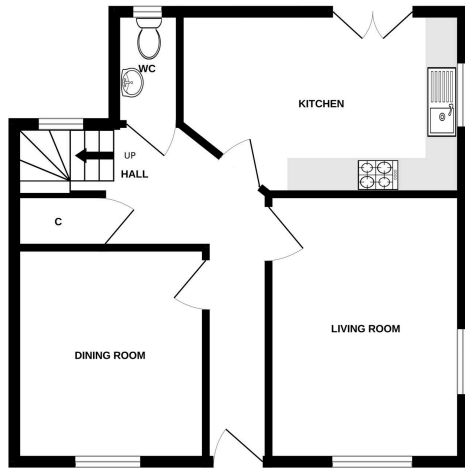


2 bathrooms

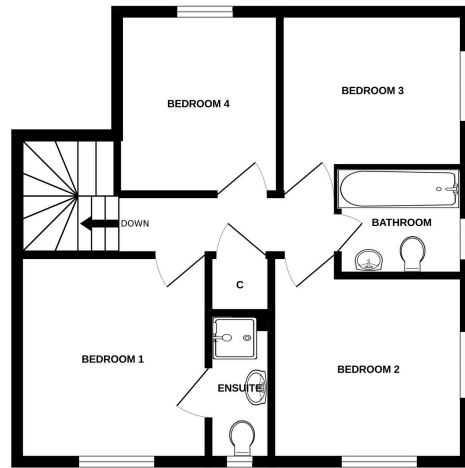


- + A modern, four bedroom, family home located within a sought-after residential area of Dunfermline's Eastern Expansion
- + Quiet, residential setting of similar properties and perfect for transport links and amenities
- + A variety of amenities within walking distance with transport links close to 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 parking for several cars and additional parking to the rear. Single detached garage
- + Bright and spacious, tiled entrance hall with storage and WC
- + Formal lounge to the front and contemporary, fitted kitchen with French doors leading out onto gardens
- + Separate 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 and electric shower over the bath
- + Neat gardens with patio for alfresco dining and lawn. South facing aspects
- + Gas central heating and double glazing
- + EPC Rating - C

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.
Made with Metropix ©2023

Living Room	4.12 m x 3.00 m / 13'6" x 9'10"	Bedroom 3	3.06 m x 2.96 m / 10'0" x 9'9"
Dining Room	3.25 m x 2.96 m / 10'8" x 9'9"	Bedroom 4	2.96 m x 2.66 m / 9'9" x 8'9"
Kitchen	4.37 m x 3.22 m / 14'4" x 10'7"		
Bedroom 1	3.28 m x 3.25 m / 10'9" x 10'8"		
Bedroom 2	3.28 m x 2.88 m / 10'9" x 9'5"		



Sharing is caring!

6/8 Bonnar Street,
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: maloco.co.uk