





Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- An individually designed, detached villa offered in move in condition on the outskirts of Dunfermline's City Centre
- Finished to a high standard throughout with excellent accommodation and outside space
- 'Duncrist' offers a flexible internal layout and parking for numerous cars to both the front and rear of the home
- Both primary and secondary schooling available within close proximity of the home
- Conveniently located around a five minute drive from the city centre, boasting a wide variety of expected amenities including various convenience stores, eateries and leisure facilities. Dunfermline is host to a selection of green spaces including Pittencrieff Park, gifted to the city by famous industrialist and philanthropist Andrew Carnegie
- Train stations within the city with additional main line service in nearby Inverkeithing. Park and Ride facilities in Halbeath to Edinburgh Airport and the M90 motorway circa three miles from the property
- Living room to the front of the property leading to a contemporary, open plan breakfasting kitchen with feature island, built in appliances and space for dining. Separate utility room with access onto rear gardens
- Contemporary shower room on the ground floor and two bedrooms with built in storage available. Cupboard situated within the hallway
- Large landing which could be utilised as a work from home space and two additional bedrooms on the first floor with built in storage
- Impressive, four-piece bathroom completes the internal accommodation
- Neat front gardens and driveway leading to large garage to the rear which provides additional ample parking
- Viewing comes highly recommended to appreciate this excellent family home located within easy access of Dunfermline's City Centre









Location

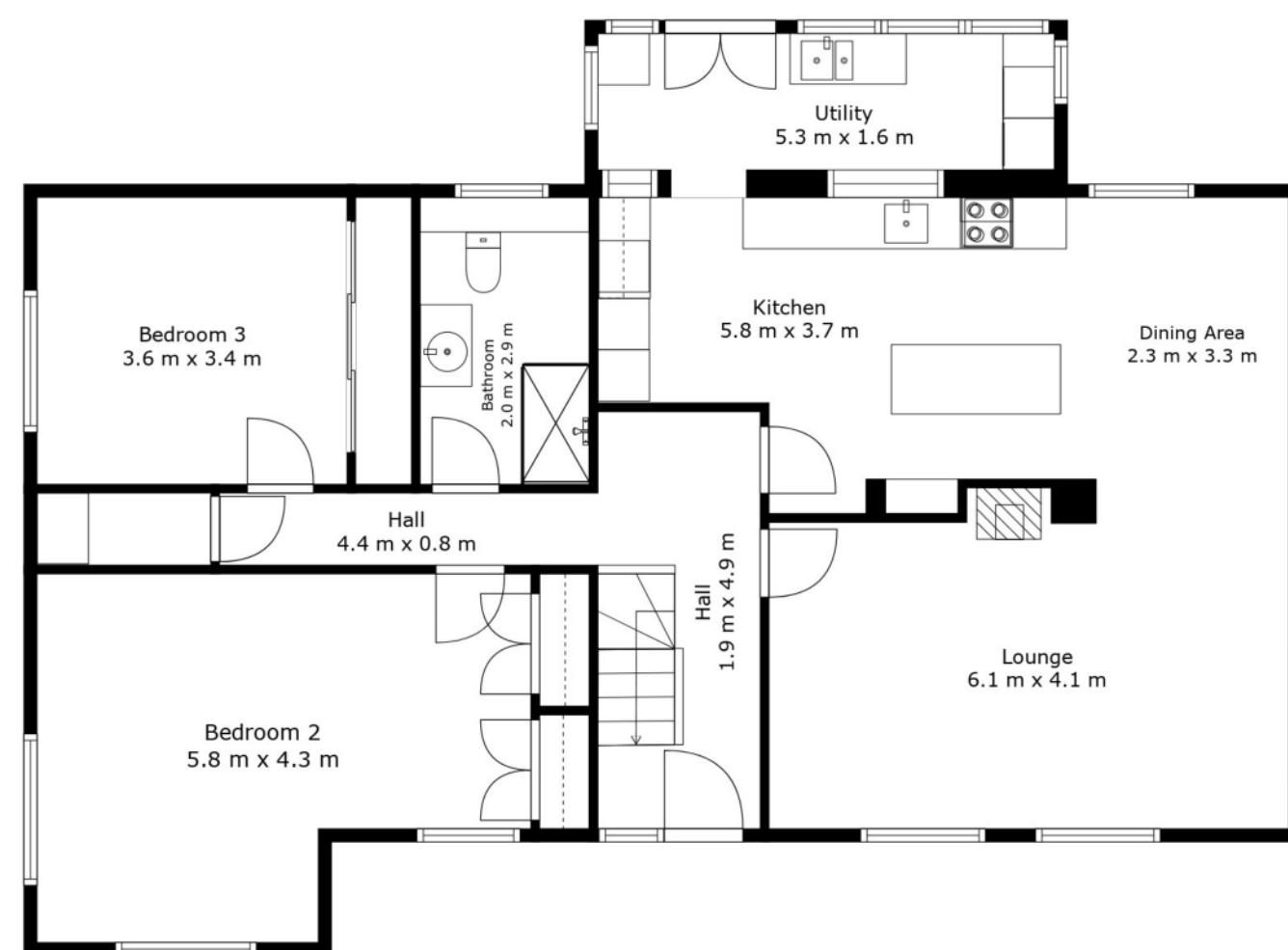
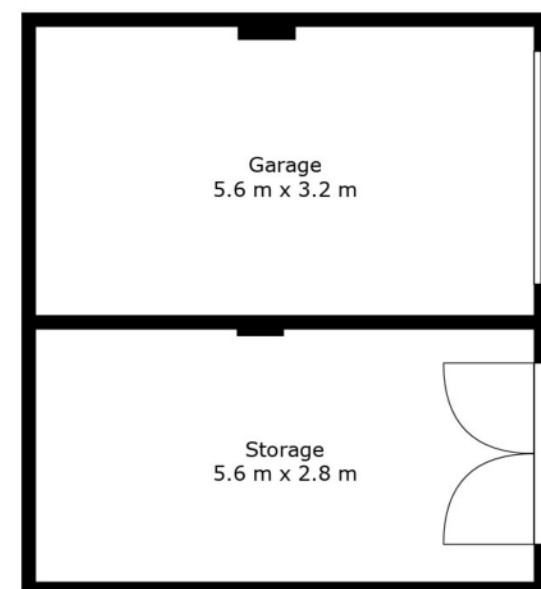
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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.

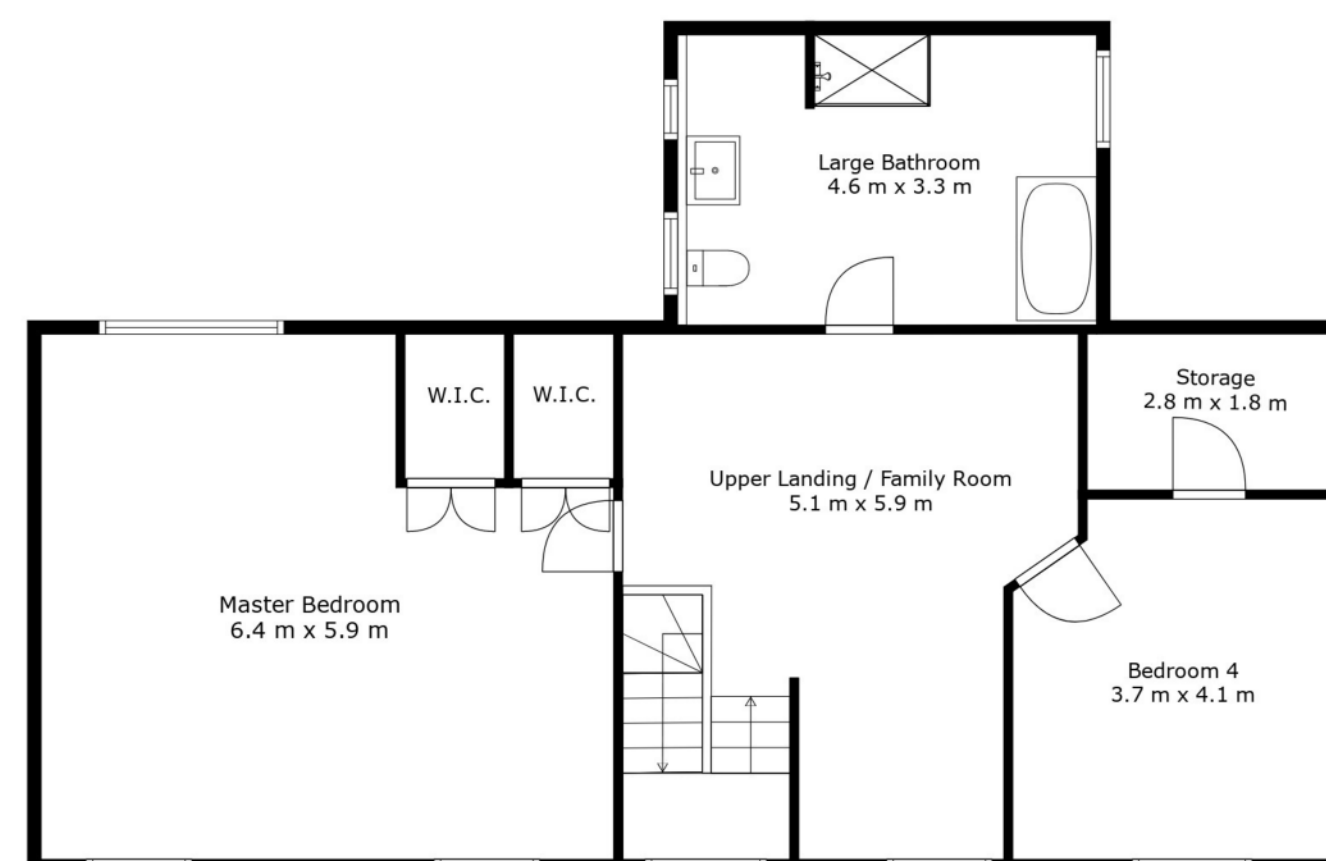
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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.





Floor 1



Floor 2



TOTAL: 203 m2
 FLOOR 1: 123 m2, FLOOR 2: 80 m2
 EXCLUDED AREAS: STORAGE: 19 m2, GARAGE: 18 m2, LOW CEILING: 20 m2
 Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

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