



**38, Foresters Lea Crescent, Dunfermline, KY12 7TE**  
**Offers Over £210,000**



# Key Features

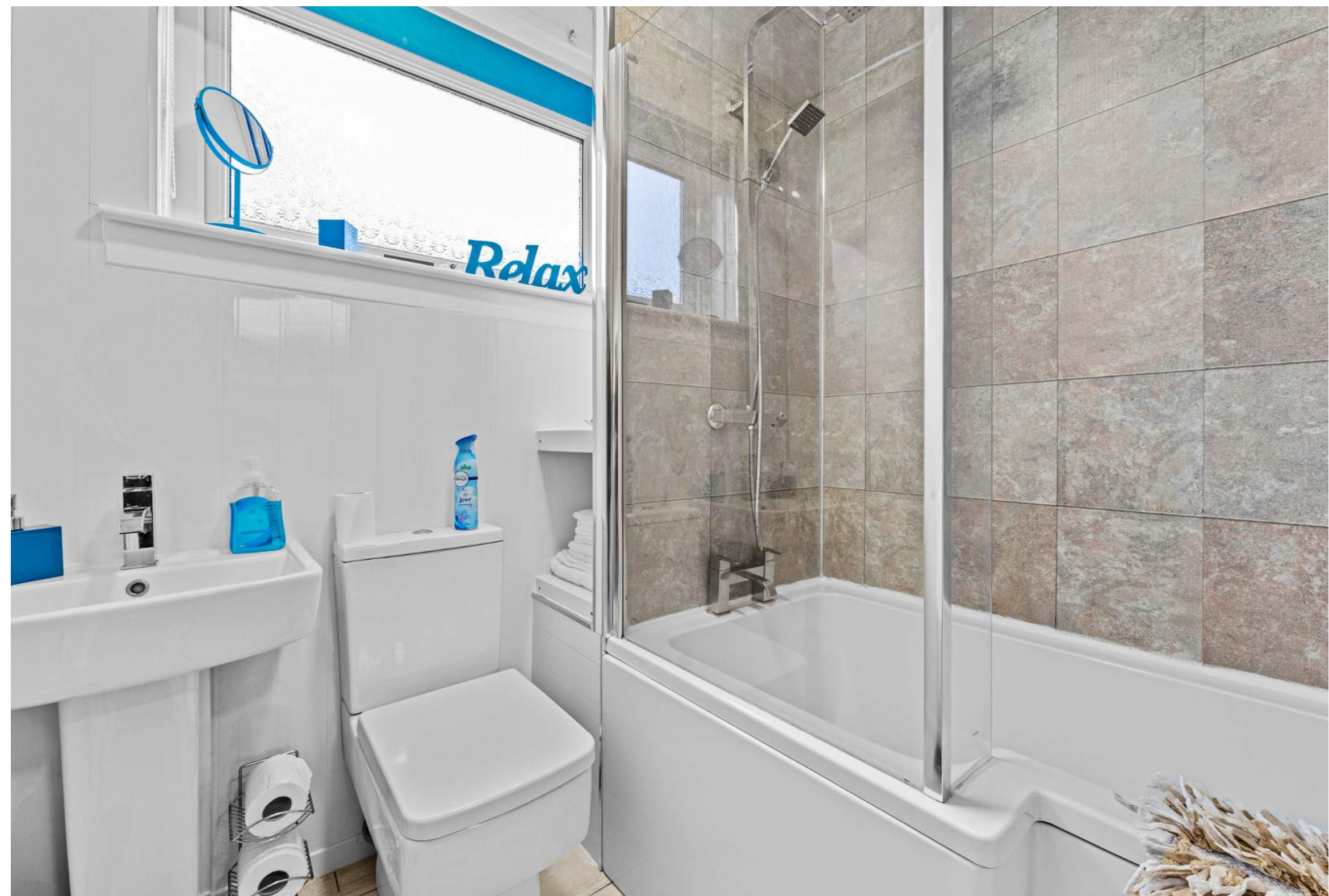
 2 Bedrooms

 2 Public

 1 Bathroom

- A well-presented, two bedroom, two public semi-detached home situated within the popular Garvock area of Dunfermline.
- Offering flexible accommodation downstairs, making a perfect home for a variety of buyers.
- Walking distance of the city centre and its various amenities with additional services including various primary schools, convenience stores, various supermarkets and leisure facilities. Fife Leisure Park only a short drive away with various coffee shops, restaurants and a ten screen cinema.
- Transport links include the M90 motorway as well as various railway stations within Dunfermline, including walking distance from Dunfermline City, and nearby Inverkeithing and Rosyth. Park and Ride facilities at nearby Halbeath.
- Driveway leading to single garage with light and power.
- Modern bathroom with wet wall finish, three piece suite and mains fed rainfall shower head.
- Living room to the front with electric fireplace leading through to kitchen and dining room.
- Formal dining room, can double as bedroom three and contemporary kitchen with a good selection of storage, room for white goods and LED lighting installed under the kitchen cabinetry. Access onto rear gardens and patio.
- Master bedroom benefitting from double built in wardrobes and second bedroom with eaves storage and fantastic southerly aspects over Dunfermline and towards Lothian.
- Gardens lead out onto a raised patio area with stairs down to lawn. Access to into the garage from the rear and garden shed.
- A perfect home for a variety of buyers, ranging from first time buyers to downsizers Viewing highly recommended.
- Council Tax Band – D
- EPC Rating - D







# Location

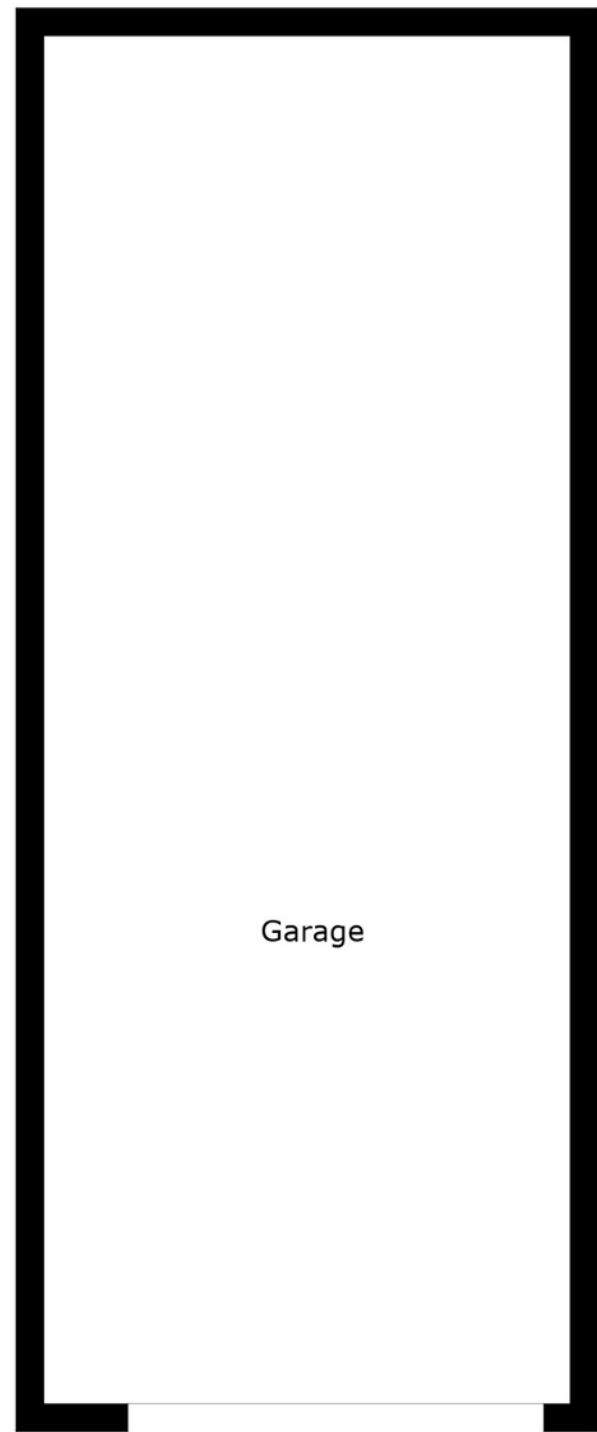
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

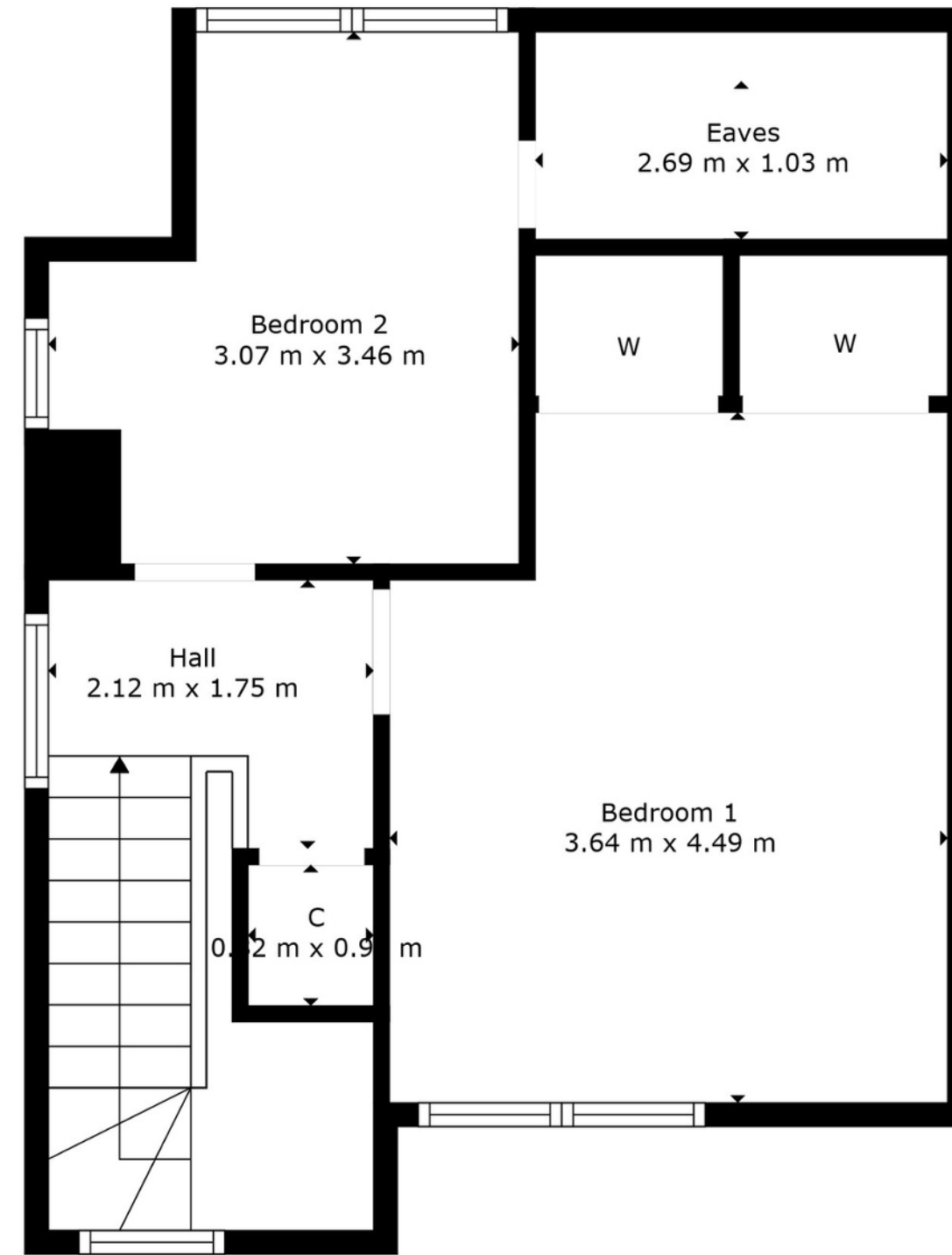
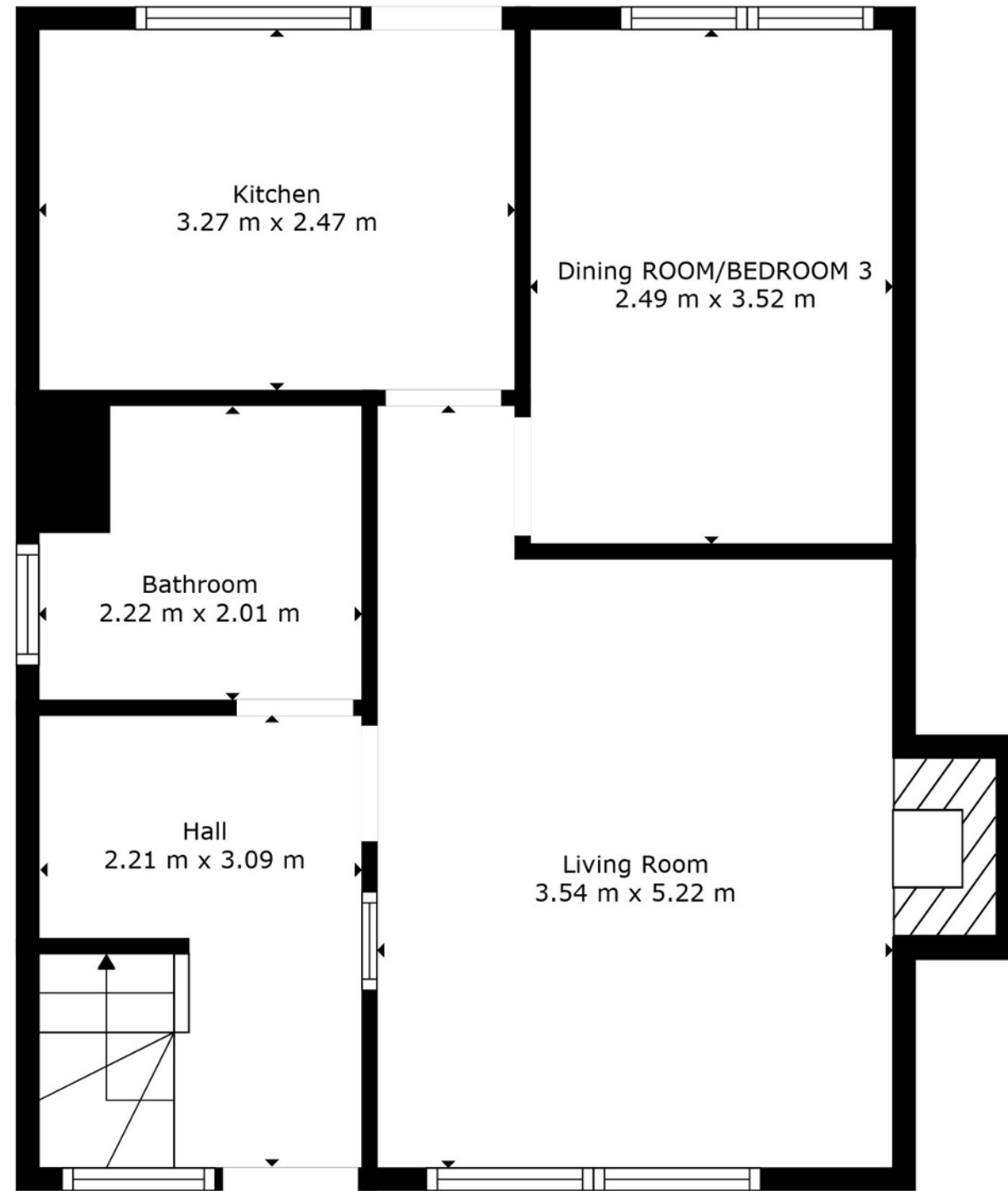
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Enquiries

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

