



Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- A stunning, four bedroom family home, located within a small residential setting close to Dunfermline's city centre and its amenities
- Upgraded to a high standard by the current owners, the home is offered in genuine move in condition both inside and out
- Positioned within a fantastic location with open outlooks to the front, south facing gardens and access to some excellent walks, such as Dean Plantation, perfect for dog walking, along with Dunfermline's Pittencrieff Park, gifted to the city by famous industrialist and philanthropist Andrew Carnegie
- Transport links available via Dunfermline Railway Station, with a regular service to Edinburgh Waverly and the Fife Circle. Additional main line station within nearby Inverkeithing
- Walking distance of several local primary schools with secondary schooling at nearby Queen Anne
- Driveway with parking for several cars leading to integral garage with electric up and over door
- Vestibule leading to entrance hall with WC
- Good size living room with media wall and gas fireplace, French doors leading to kitchen and dining area. Engineered hardwood flooring throughout the downstairs
- Contemporary kitchen, offering a good selection of storage options, integrated appliances, access to gardens and separate dining area
- Master bedroom with built in double wardrobes, Luxury Vinyl Tiles and a stunning, fully tiled, en- suite shower room benefitting from a walk in shower unit with mains shower
- Two further double bedrooms and a fourth single bedroom, with built in storage available within all bedrooms
- Modern and upgraded, tiled family bathroom with three-piece suite including a free standing bath
- Landscaped gardens to the rear with Indian Sandstone patio leading from the home, down to lawn, with an additional patio area, currently set up for alfresco dining. Neat borders with small trees and shrubbery, finished with decorative lighting throughout the garden
- Gas central heating and double glazing
- EPC – C, Council Tax – F





Location

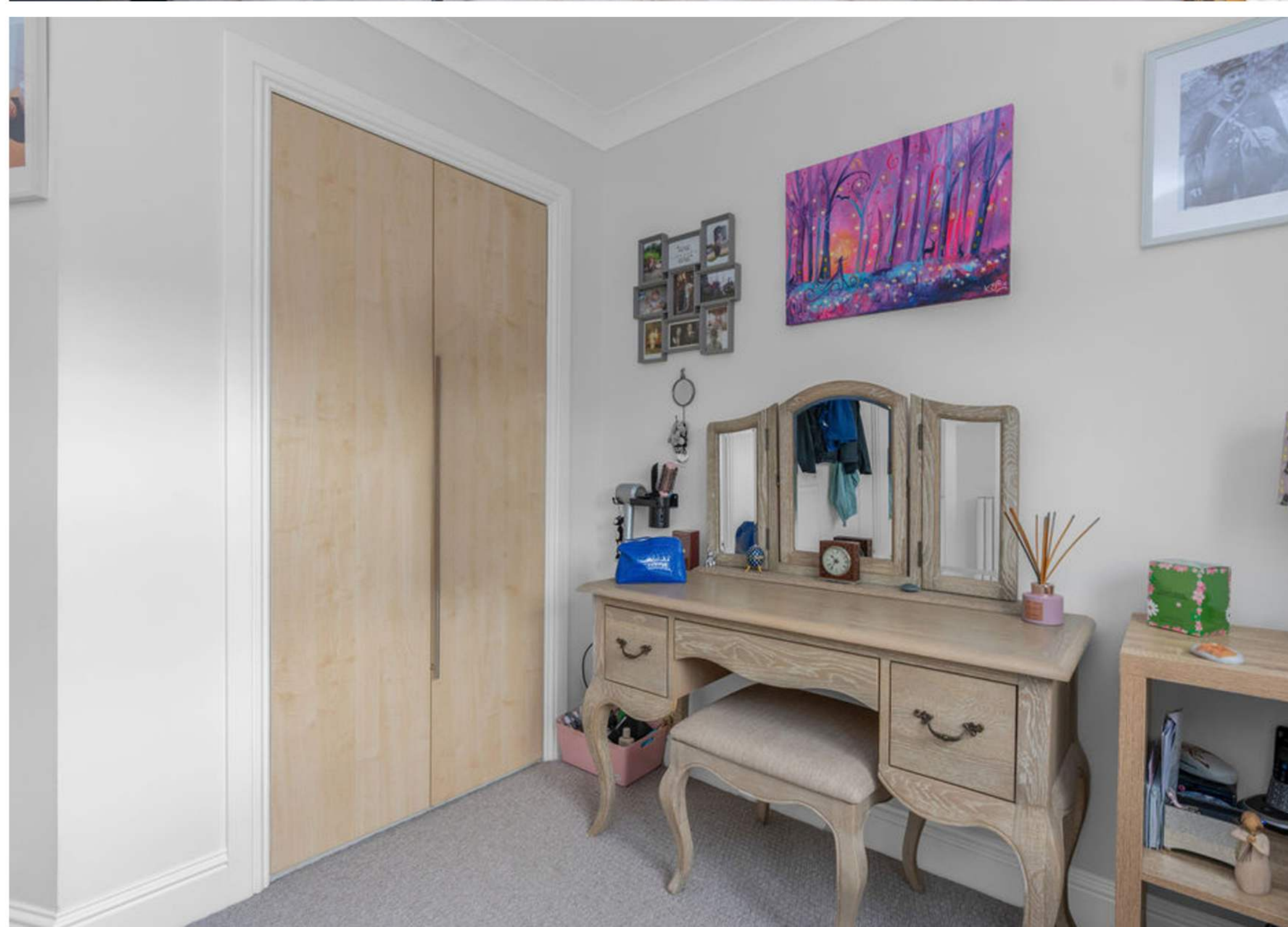
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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



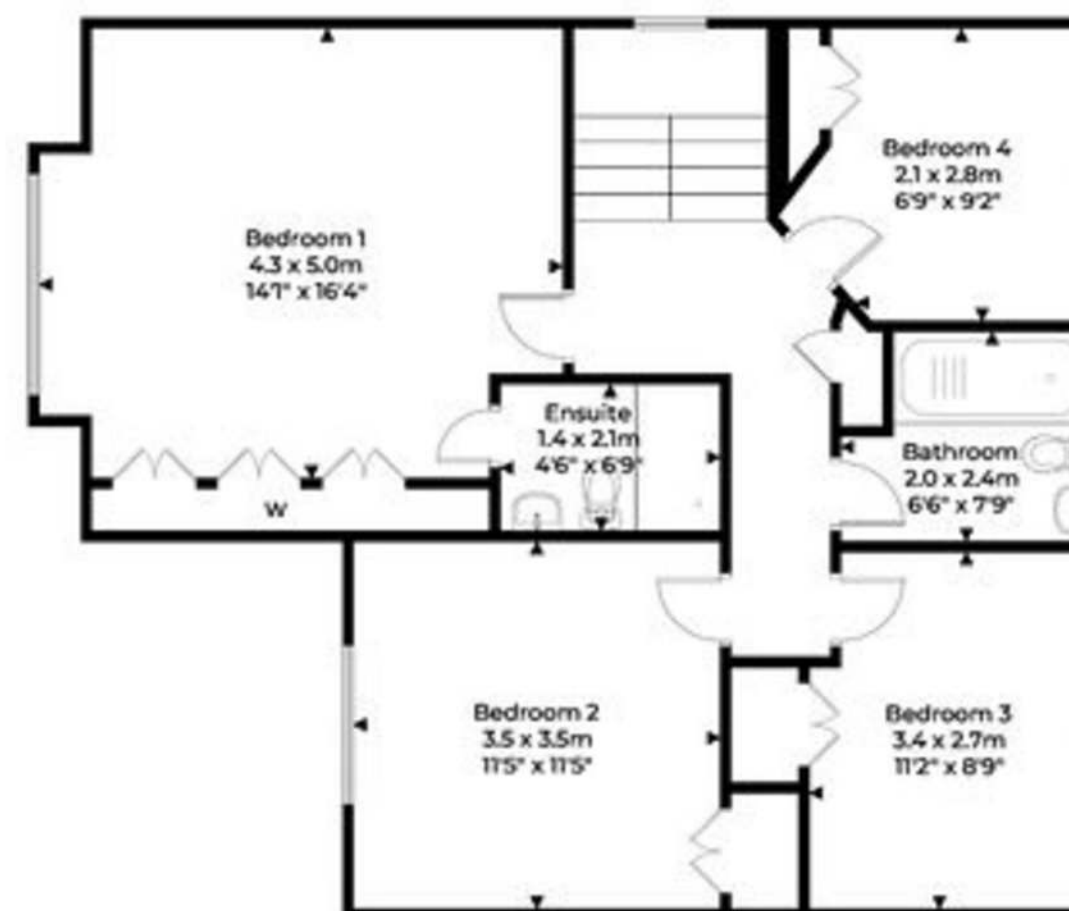




7 Somerville Avenue Dunfermline KY12 8DB
Approximate Gross Area
153 sq m / 1647 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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

