



7 John Place, Dunfermline, KY11 8NJ
Offers Over £245,000



Key Features

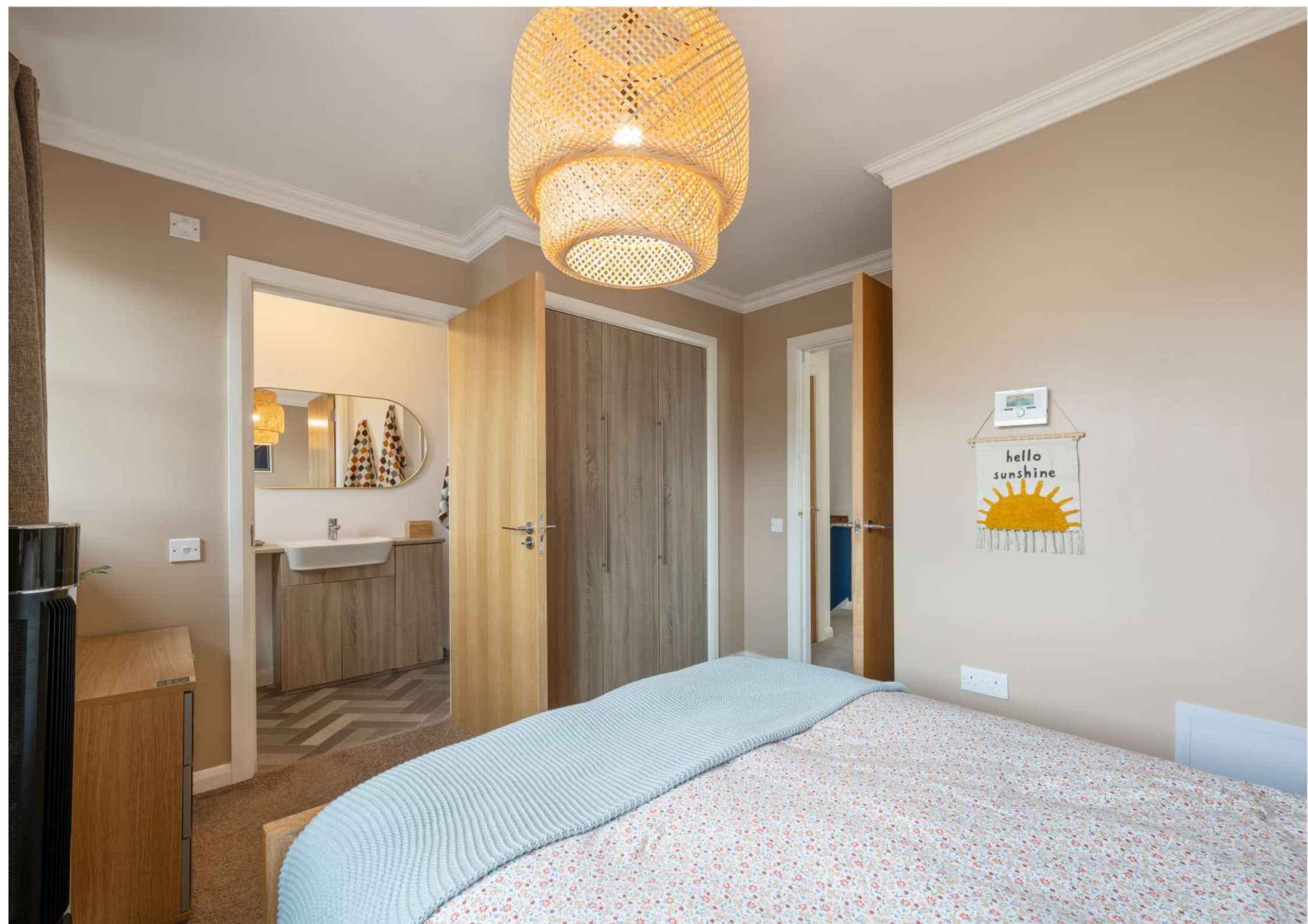
 3 Bedrooms

 1 Public

 2 Bathroom

- A modern, three bedroom semi-detached home with enclosed gardens, located within a sought after development within the Duloch Park area of Dunfermline
- A convenient location on the outskirts of Duloch Park, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short drive away, Fife Leisure Park offers additional amenities including a ten-screen cinema, gym and various coffee shops
- Local primary schooling within a short walk of the property and a short distance to the new Dunfermline Learning Campus
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Driveway with parking for several cars leading to detached garage
- Entrance hall with storage
- Open plan living room, dining area and kitchen. South facing living room with French doors leading out onto gardens
- Contemporary kitchen, fully equipped with a range of built in appliances, floor and wall mounted storage and worktop space. Storage cupboard and WC
- Master bedroom with built in wardrobe and en suite shower room
- Two additional bedrooms with built in wardrobes within bedroom two
- Contemporary family bathroom with three piece suite, storage cupboard and loft access within the landing completes the accommodation
- Neat gardens to the rear with patio and lawn
- EPC Rating – C, Council Tax Band – E
- Factor Fees – Approx £10.00 PCM







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.



Enquiries

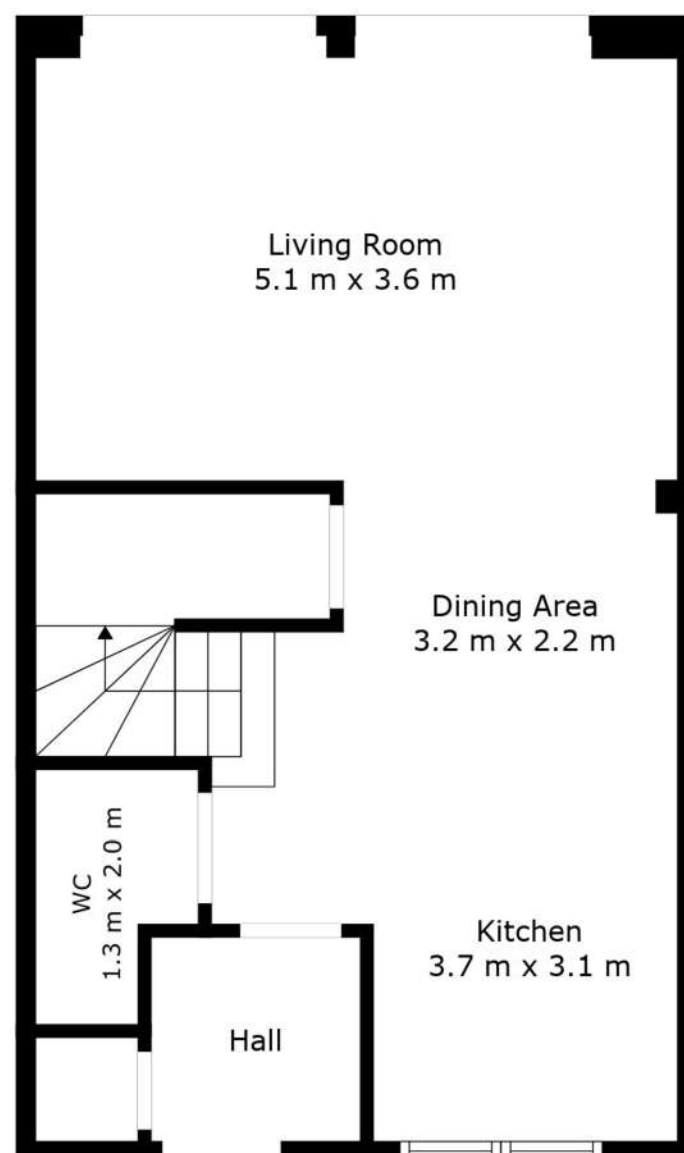
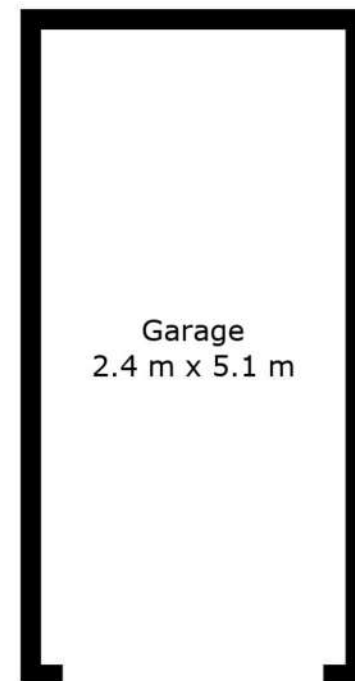
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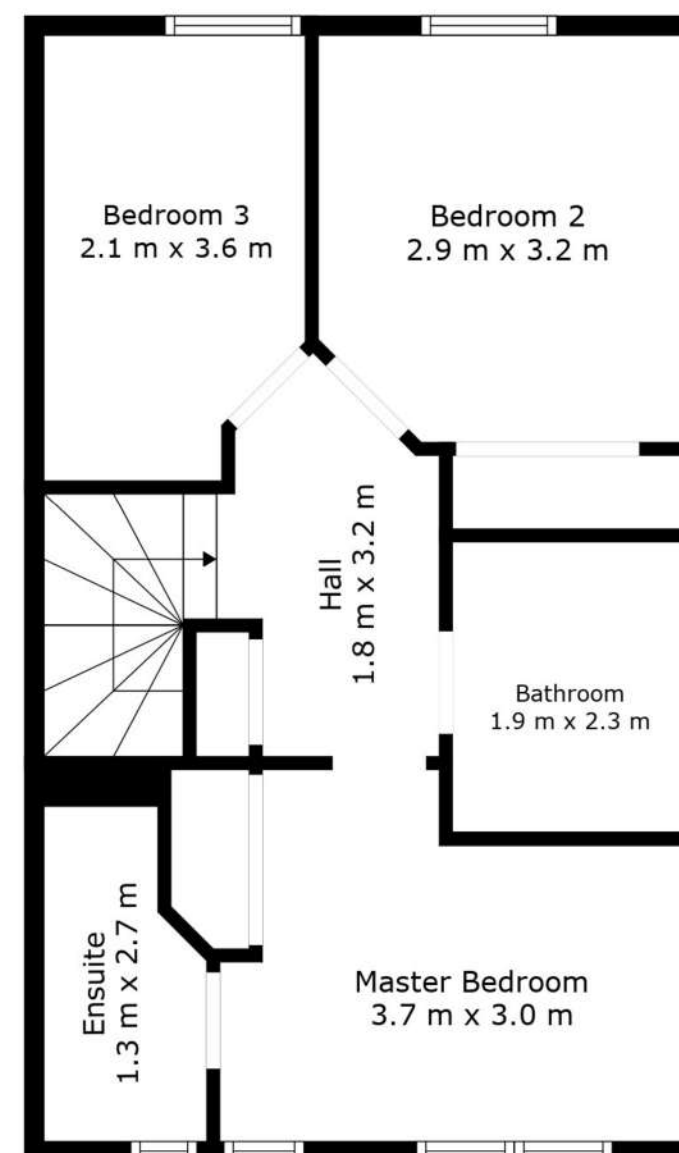
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Floor 1



Floor 2

TOTAL: 90 m2
FLOOR 1: 45 m2, FLOOR 2: 45 m2
EXCLUDED AREAS: GARAGE: 12 m2, WALLS: 10 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

