

Key Features

 4 Bedrooms

 2 Public

 3 Bathrooms

- A modern, immaculately presented, four bedroom, executive family home located within a popular residential setting close to amenities and schooling
- A convenient residential setting, on the outskirts of Duloch Park, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short walk away, Fife Leisure Park offers additional amenities including a ten-screen cinema, restaurants, leisure facilities and various coffee shops
- Local primary schooling only a few minutes' walk from the property and walking distance to the new Dunfermline Learning Campus for secondary schooling and leisure facilities
- 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 integral garage with light and power
- Entrance hall leads to all downstairs accommodation and benefits from WC. Living room to the rear of the home overlooking rear gardens
- Fully fitted, kitchen and dining area with high quality floor and wall mounted units, integrated appliances and access onto gardens. Formal dining room to the front of the home. Utility room accessed via the hallway completes the ground floor accommodation
- Master bedroom with built in, walk in wardrobe and en suite shower room with WC and wash hand basin
- Three additional double bedrooms with a second en suite 'Jack and Jill' shower room. Built in wardrobe space within bedroom two and three
- Contemporary, three piece family bathroom completes the accommodation. Storage and loft access within the hallway
- Neat gardens to the rear consisting of raised decked area, lawn and patio.
- A popular residential setting, close to amenities and viewing comes highly recommended







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

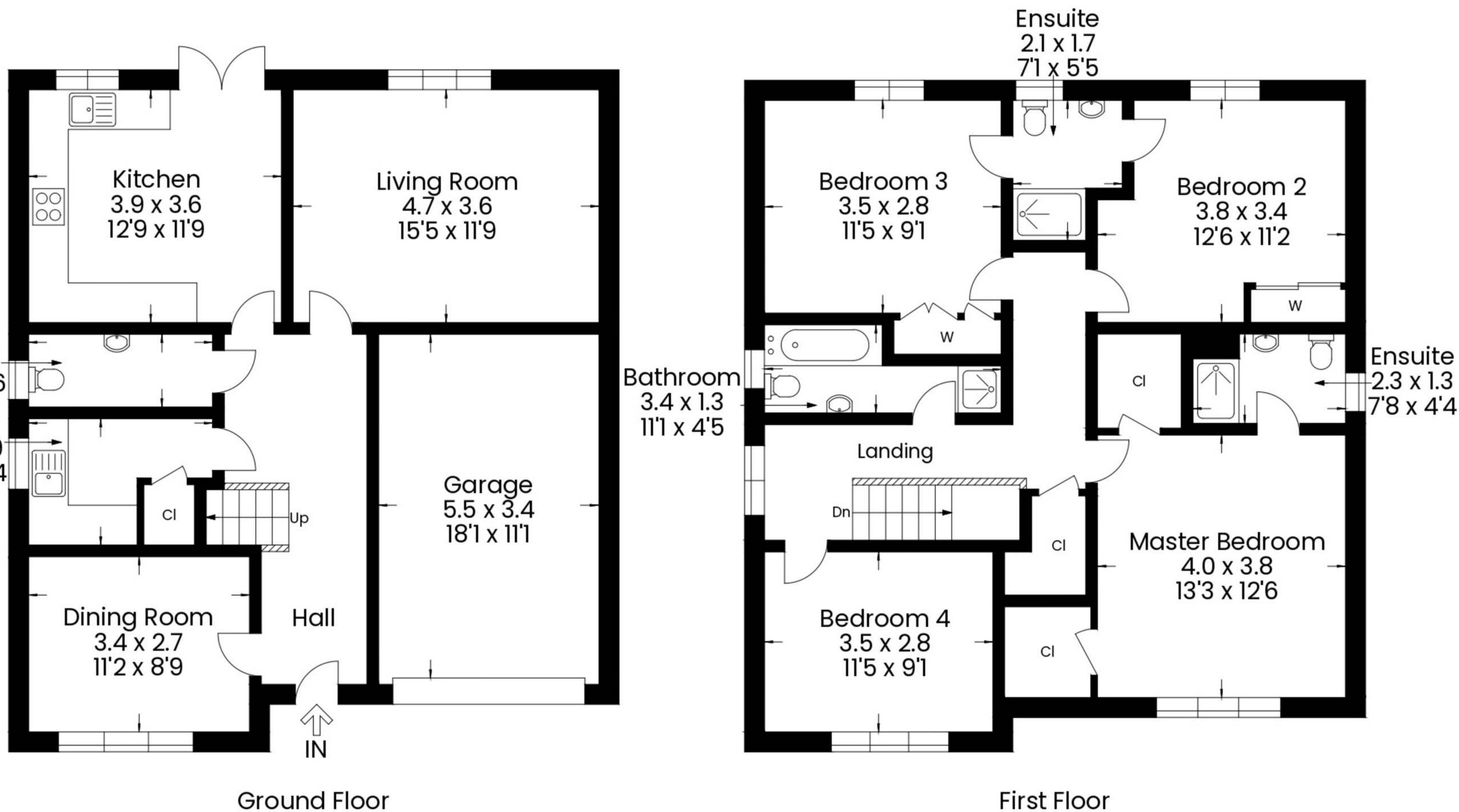
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2025