





Key Features

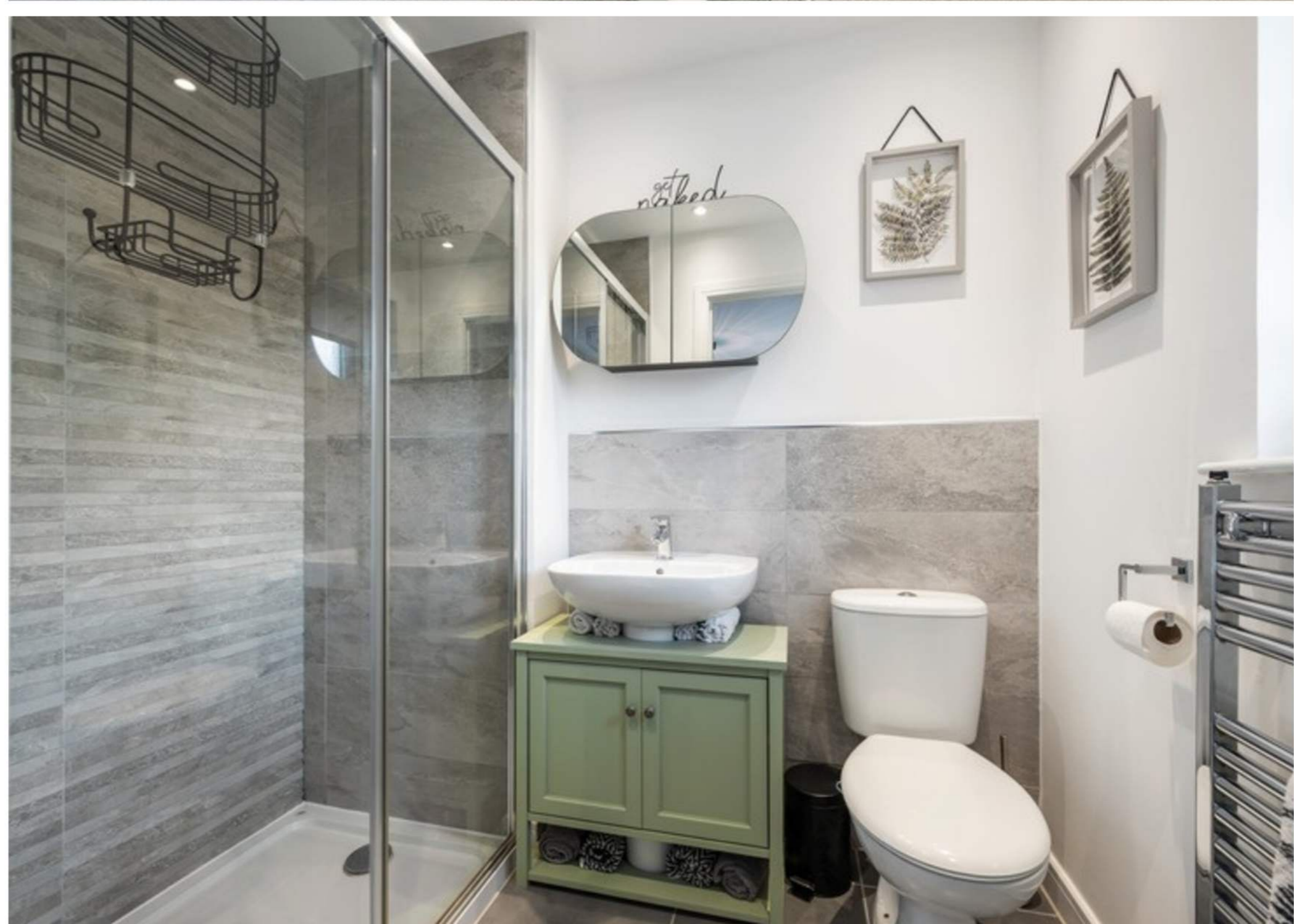
 3 Bedrooms

 2 Public

 2 Bathrooms

- Beautifully presented executive three-bedroom home located within a popular residential setting close to amenities and schooling
- A convenient residential setting, 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 within walking distance of the property and a short walk to the new Dunfermline Learning Campus for secondary schooling and 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 single garage
- Entrance hall with WC leading to front facing open planned living dining area
- Family room to the rear of the property leading out to private garden
- Fully fitted kitchen with high quality floor and wall mounted units, and integrated appliances. Separate utility room and access out onto rear garden
- Master bedroom with built in mirrored wardrobe and en suite shower room with WC and wash hand basin
- Two additional double bedrooms with space for free standing furniture
- Contemporary, three-piece family bathroom completes the accommodation
- Beautifully maintained by the current owner, the garden offers turf and patio areas, a fantastic space to relax in and is set up to enjoy alfresco dining in the warmer months
- A popular residential setting, close to amenities and viewing comes highly recommended to appreciate this fantastic home
- EPC Rating - B
- Council Tax - E







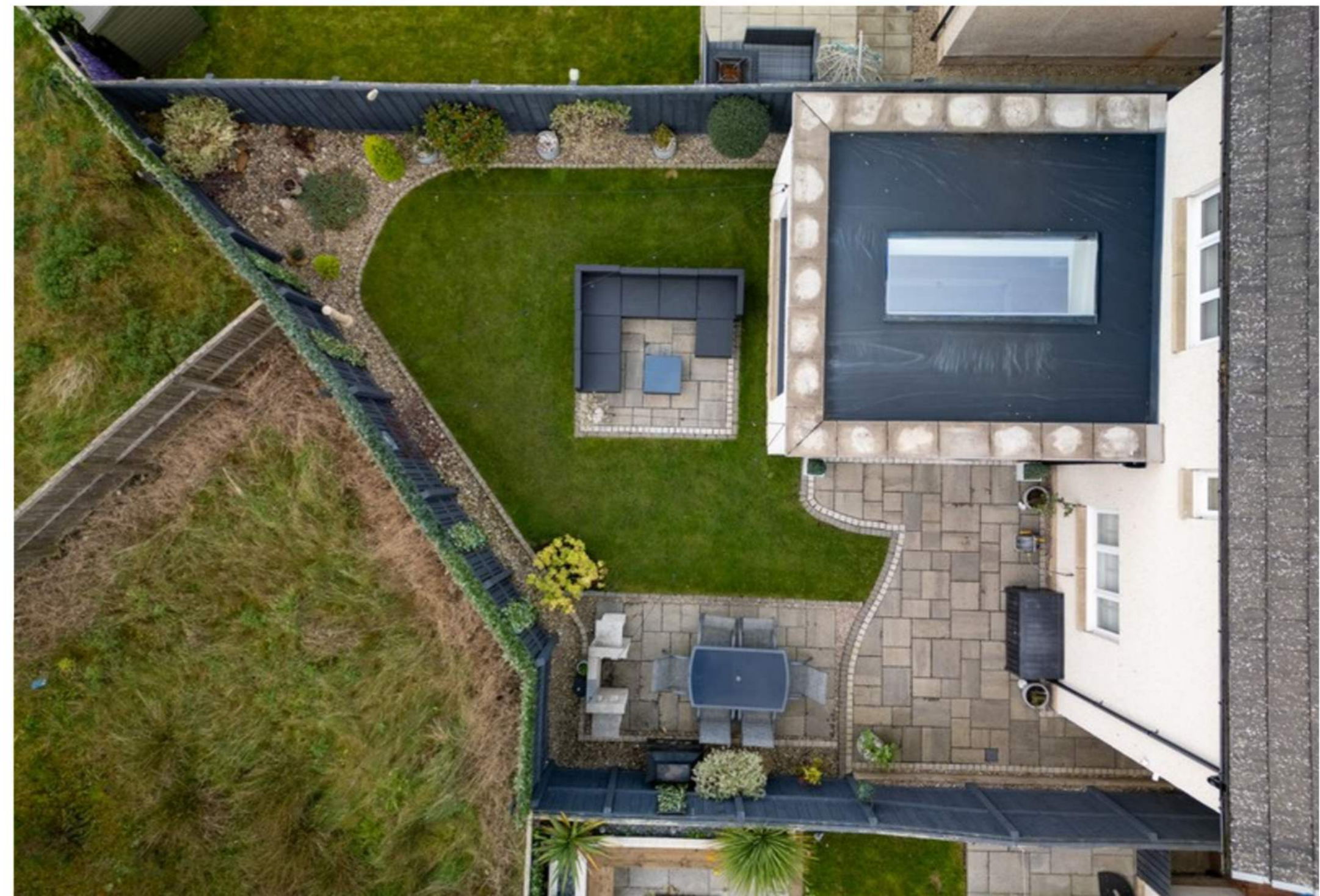
Location

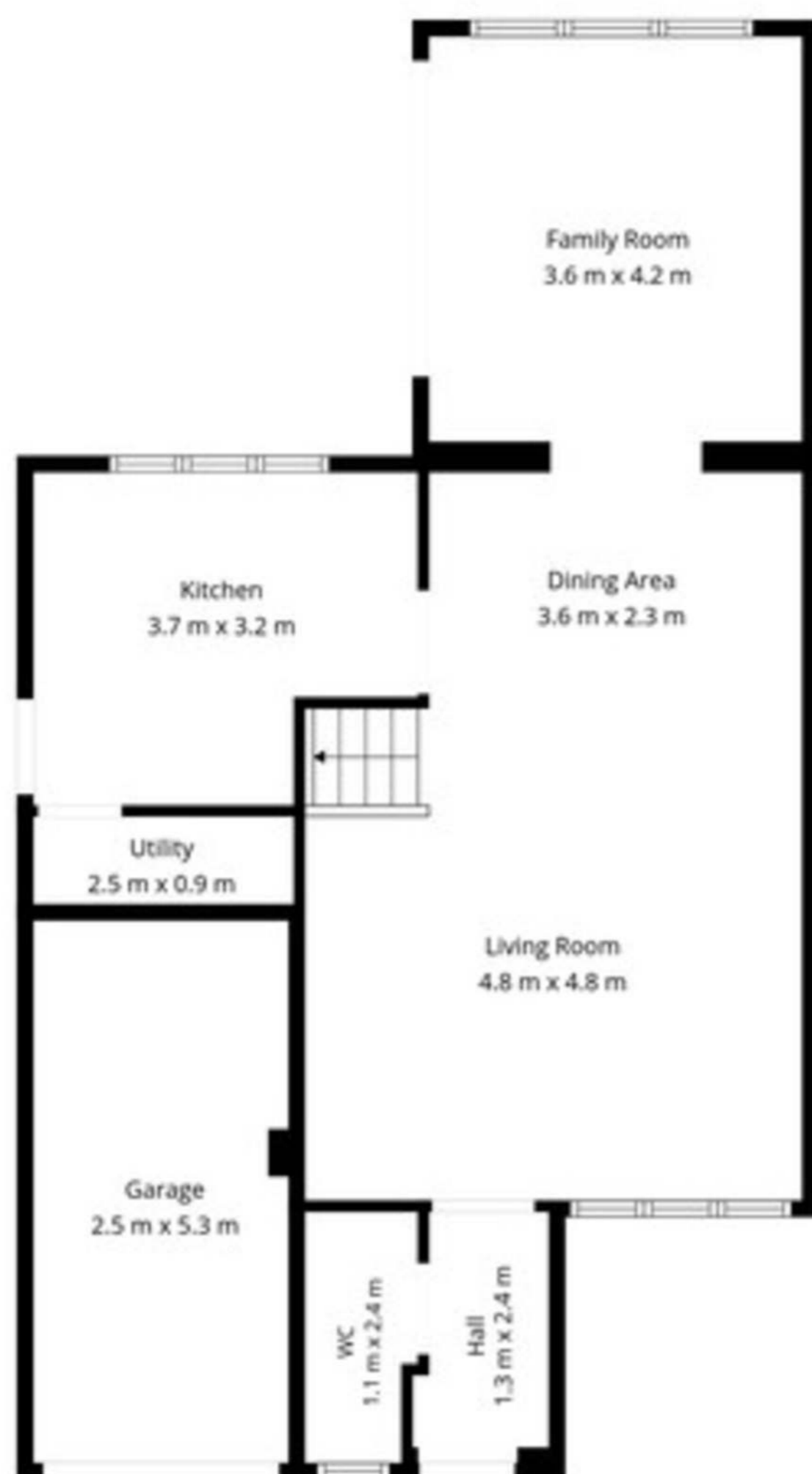
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 119 m2
FLOOR 1: 66 m2, FLOOR 2: 53 m2
EXCLUDED AREAS: GARAGE: 13 m2, WALLS: 12 m2

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



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

