



31 Woodpecker Crescent, Dunfermline, Fife, KY11 8QB

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

This beautifully presented and generously proportioned four-bedroom detached home offers spacious living with excellent indoor and outdoor features, including gardens, driveway and garage. Set within a modern, well-maintained, and family-friendly residential development on the outskirts of Dunfermline, Fife. Comprises an entrance hall, living room, dining/kitchen, sun room, utility room, four bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern integrated kitchen, stylish bathrooms, and good storage spaces, including the garage with power and lighting. Benefiting from a generous sun room extension with skylight window, contemporary flooring, solar panels, gas central heating, double glazing, multiple TV and phone points, and an EV charger. Externally, the property boasts a lawn and gravel driveway to the front, whilst an enclosed rear garden features a lawn and a paved patio. The development also offers additional unrestricted on-street parking and well-maintained communal grounds, including a children's play park.

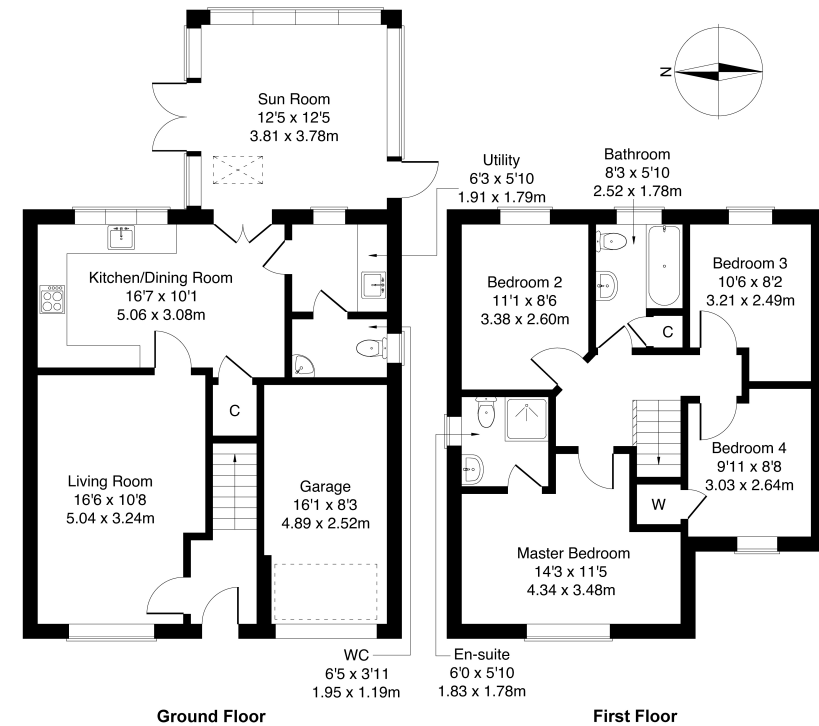
A welcoming entrance hall provides access to the bright front-facing lounge and staircase, with ample room for outerwear and furnishings. The lounge boasts a contemporary ambience with carpeting and leads through to the rear-set kitchen/dining area. Perfect for family living and entertaining, the kitchen features French doors opening directly to a sun room extension, offering a further lounge space and direct access to the garden. Stylish fitted units with wood-effect worktops and matching upstand, include integrated appliances: fridge/freezer, dishwasher, oven, and gas hob with canopy and stainless steel splashback. Off the kitchen, the utility room offers additional fitted units, worktop space, a sink with drainer, with a washing machine and tumble dryer are also included, and access to a convenient ground-floor WC.

Upstairs, the master bedroom sits to the front and features carpeting and a modern en-suite shower room with a mains mixer shower. Three further well-proportioned bedrooms provide flexible accommodation for family, guests, or home working – each with fitted carpet, central lighting, and space for freestanding furniture. The family bathroom completes this home with a rear-facing aspect, including a three-piece suite and tiled splash walls.



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Approximate Gross Internal Area: (1378 sq ft - 128 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the historic town of Dunfermline, the largest in Fife, this area is highly sought-after by commuters due to its excellent transport links, including easy access to the M90 motorway with direct routes to Edinburgh, Perth, and Dundee. Dunfermline offers a comprehensive range of shopping options, from the covered Kingsgate Shopping Centre and Halbeath Retail Park to major supermarkets such as ASDA. The town boasts a vibrant community with a wide array of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and a number of well-regarded schools. Residents can also enjoy expansive green spaces such as Pittencrieff Park, Townhill Park, and King George V Park. For those commuting to Edinburgh, Dunfermline Railway Station offers regular services, and a frequent bus network, along with a convenient Park and Ride at Halbeath, ensures smooth travel throughout the region.





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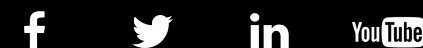
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