





Key Features

 4 Bedrooms

 1 Public

 2 Bathroom

A well-presented and generously proportioned four-bedroom, detached family home, ideally situated within a popular residential area of Dunfermline's Eastern Expansion. This attractive property offers flexible living accommodation over two levels, perfectly suited for modern family life. Bergen Avenue is well placed for easy access to Dunfermline City centre, which offers a wide range of amenities including shopping, leisure facilities, and schooling at both primary and secondary levels. The property is also ideally located for commuters, with excellent transport links via the nearby motorway network and public transport options, including railway connections to Edinburgh and beyond.

The accommodation is entered via a welcoming hall, with a convenient WC located off the hallway. The bright and spacious living room is positioned to the front of the property and features a bay-style window and feature fireplace, allowing for excellent natural light and creating an ideal space for relaxation or entertaining. To the rear, the property features a stylish and thoughtfully designed open-plan kitchen, dining and family space, creating a highly sociable focal point of the home. French doors from the kitchen provide direct access to the private rear garden, enhancing the indoor-outdoor flow. This versatile area is well suited to everyday living, with flexibility for use as a playroom or additional lounge space. The kitchen itself offers generous provision for a range of wall and base units. The upper level offers four well-proportioned bedrooms accessed from a central landing. The master bedroom benefits from fitted storage and a private en-suite shower room. Three further bedrooms provide flexible accommodation for family members, guests, or home working. A modern family bathroom completes the upper floor.

Externally, the property enjoys private garden gardens to the front and rear, along with driveway parking leading to the single integral garage. The private rear garden is thoughtfully designed with family living in mind. A spacious decking area provides the perfect spot for outdoor dining and entertaining, while the well-maintained lawn offers ample space for children to play. This outdoor space creates an ideal setting for relaxation and enjoyment.

This fantastic family home combines spacious and versatile accommodation with a convenient and sought-after location, making it an excellent opportunity for a range of buyers. Early viewing is highly recommended.

Council Tax – F
EPC Rating - C
Factor Fees - £10 a month





Location

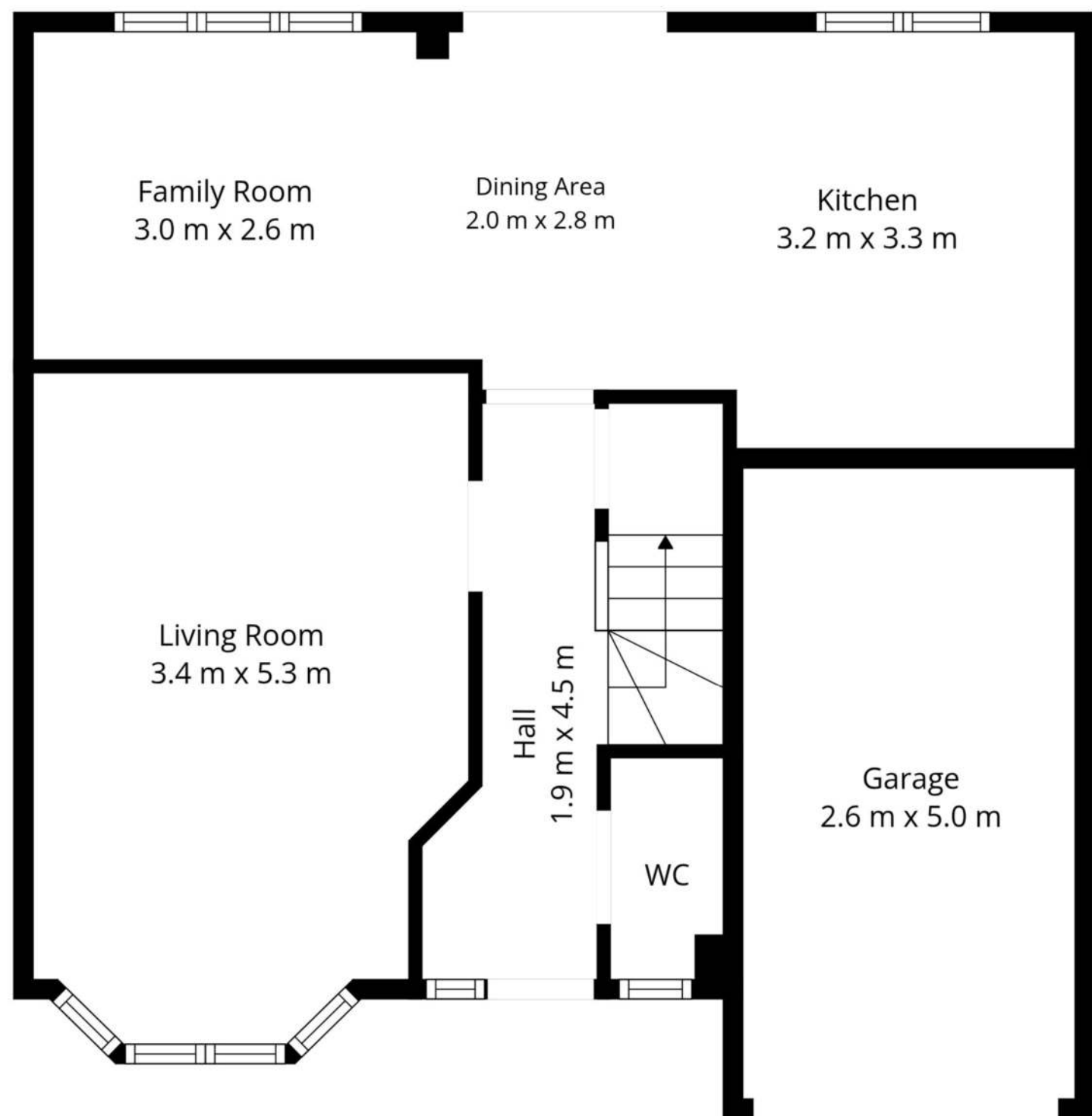
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

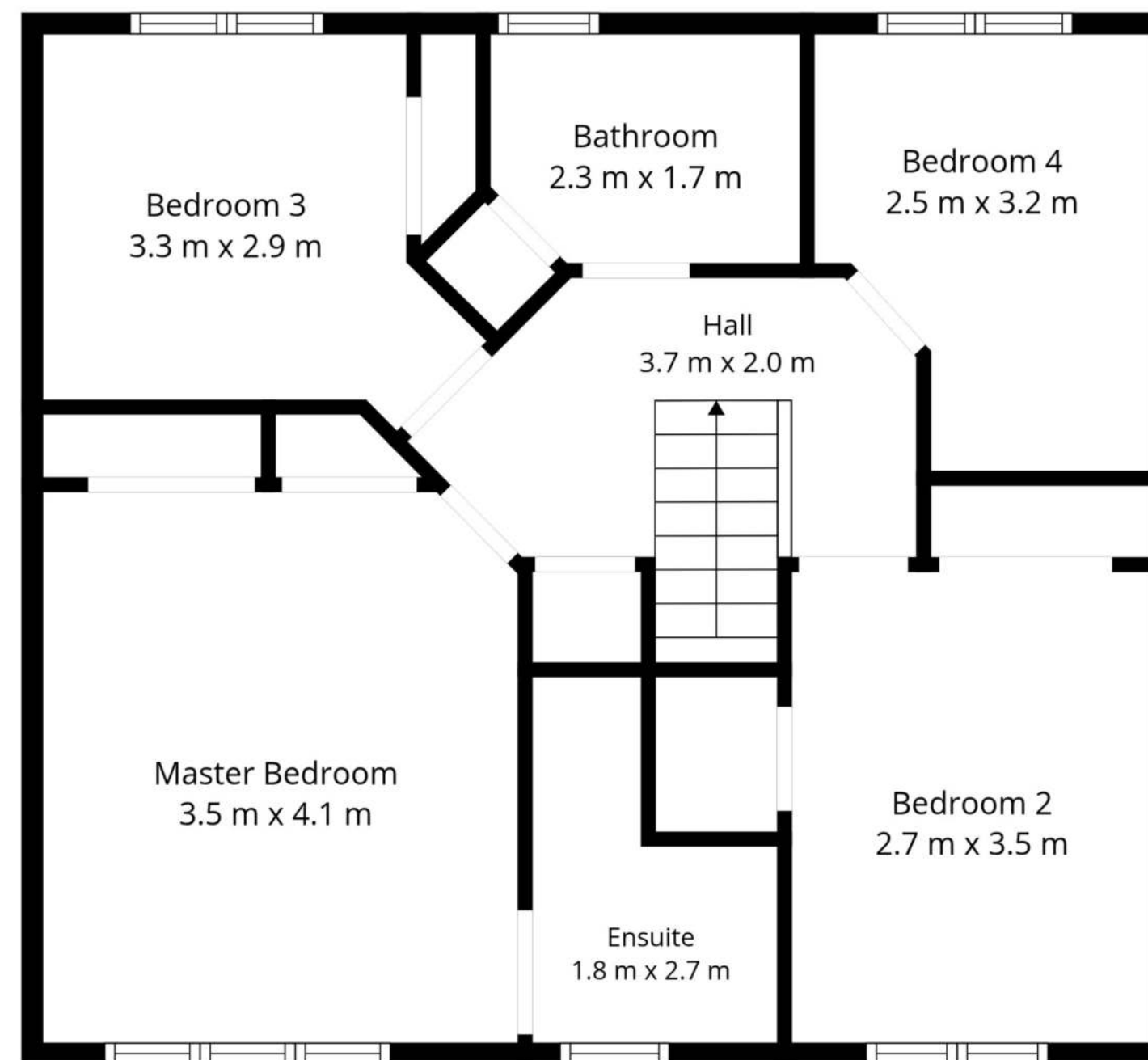
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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.





Ground Floor



1st Floor



TOTAL: 112 m2
 Ground floor: 51 m2, 1st floor: 61 m2
 EXCLUDED AREAS: GARAGE: 13 m2, WALLS: 10 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.