





Key Features

 2 Bedrooms

 3 Public

 1 Bathroom

Situated within a well-established and highly sought-after residential area of Dunfermline, this spacious detached bungalow offers flexible single-level living, generous accommodation throughout and excellent access to local amenities and transport links. Woodmill Road is conveniently positioned for easy access to Dunfermline city centre, where a wide range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. Excellent transport connections, including nearby railway stations and road links to Edinburgh, make this an ideal location for commuters.

The property is entered via a welcoming reception hall which provides access to the principal accommodation. The bright and spacious living room forms the heart of the home, offering an excellent space for both everyday family life and entertaining. Adjacent to the lounge is a separate dining room, ideal for formal dining or family gatherings, which in turn leads to a charming sunroom enjoying views over the garden and providing a peaceful place to relax throughout the year. The well-appointed kitchen offers ample storage and workspace, with a separate utility room providing additional practicality and direct access to the exterior. A dedicated salon room offers exceptional flexibility and could equally serve as a home office, hobby room, treatment room or additional reception space, depending on the needs of the purchaser. There are two well-proportioned double bedrooms, including a generous master bedroom, both benefiting from built-in storage. A modern shower room completes the internal accommodation.

Externally, the property enjoys private gardens with areas suitable for outdoor entertaining, family use and keen gardeners alike. A detached garage provides additional storage and secure parking, whilst the driveway offers further off-street parking. In addition, an insulated timber outbuilding with power is situated beyond the garage, offering useful supplementary space suited to a variety of purposes.

EPC Rating – C
Council Tax - E





Location

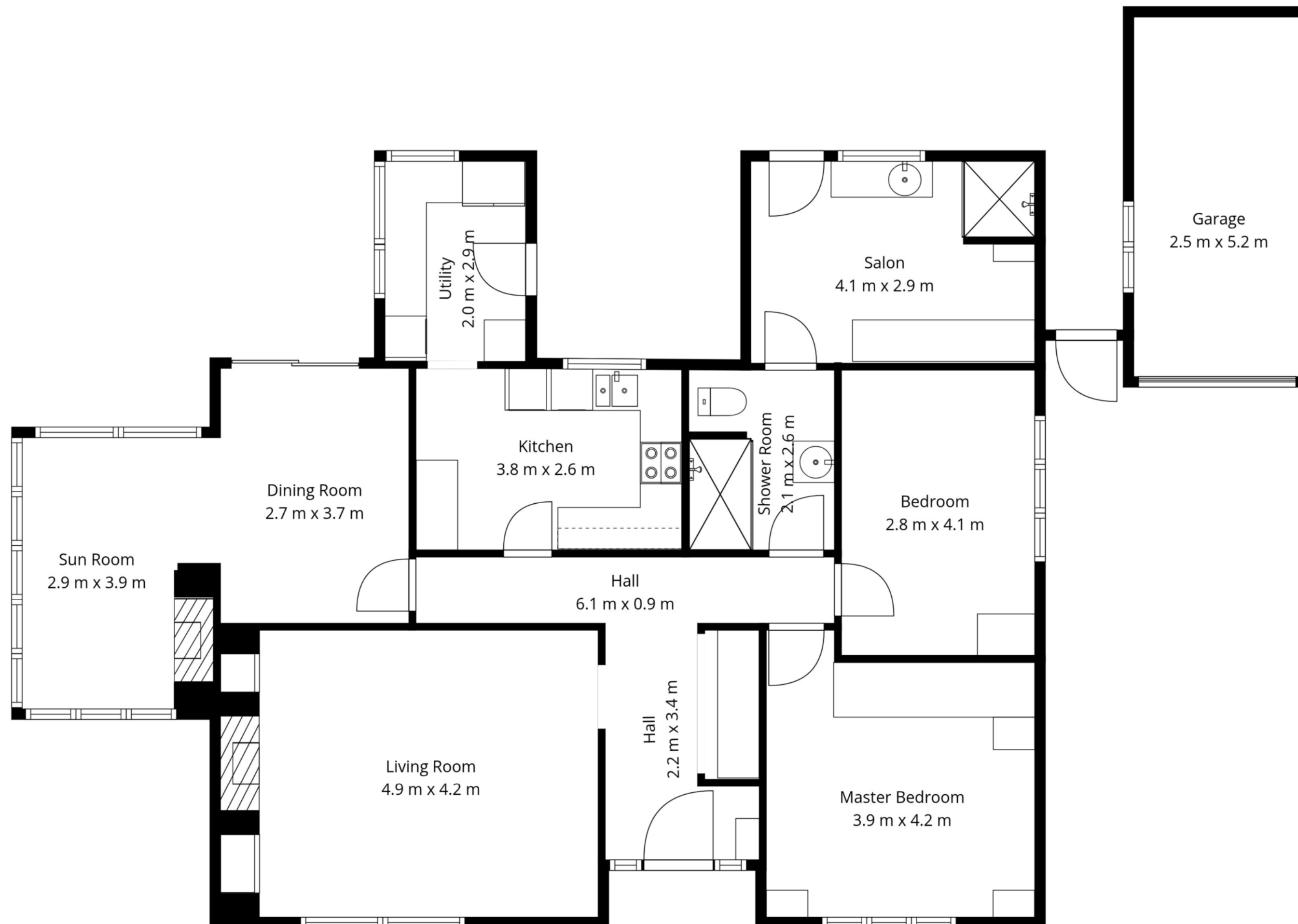
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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





TOTAL: 121 m2
 Ground floor: 121 m2
 EXCLUDED AREAS: GARAGE: 13 m2, WALLS: 11 m2

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



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

Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk

