





Key Features

 3 Bedrooms

 1 Public

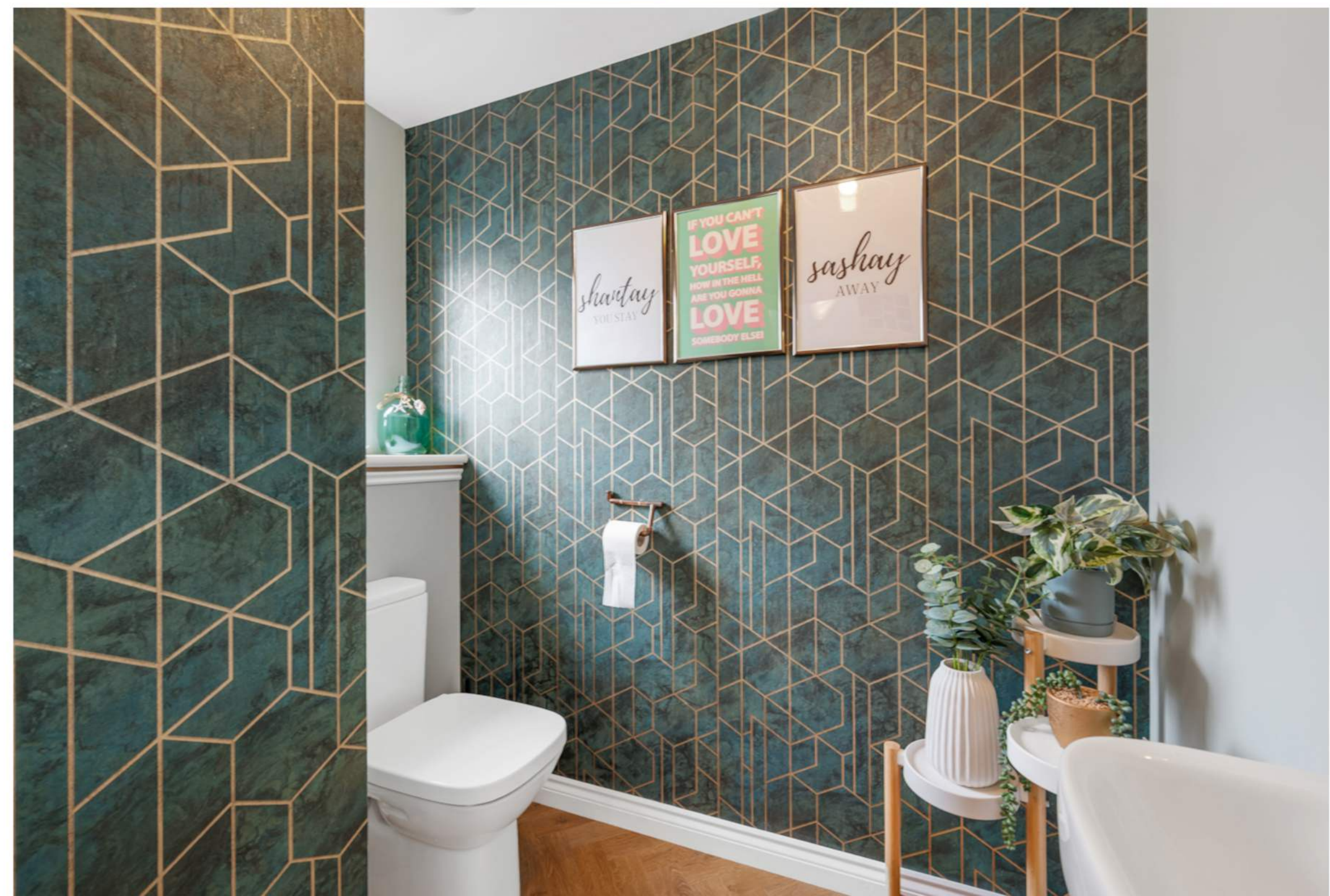
 2 Bathrooms

This well-presented detached family home offers spacious and versatile accommodation over two levels, making it an ideal choice for growing families and those seeking modern living space. Serf Avenue forms part of a sought-after modern residential development on the eastern side of Dunfermline. The property enjoys a convenient position close to excellent local amenities, reputable schooling and leisure facilities. Dunfermline city centre is easily accessible and offers a wide range of shops, restaurants, cafés and entertainment options. Commuters are particularly well served by nearby road and rail links, with easy access to Edinburgh, Perth and the wider central belt.

The ground floor is entered via a welcoming reception hall with a convenient cloakroom/WC. To the rear, the bright and generously proportioned lounge provides an excellent space for relaxing and entertaining, with direct access to the garden. Adjacent to the lounge is a dedicated dining area, creating an attractive layout for both everyday family life and formal occasions. The fitted kitchen offers a practical range of storage and workspace and also benefits from external access. A useful storage cupboard and integral garage further enhance the practicality of the home. On the first floor, a central landing leads to three well-proportioned double bedrooms. The master bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a bath and separate shower enclosure.

Externally, the property benefits from private gardens, double driveway and an integral garage, providing excellent storage.

Council Tax – E
EPC Rating – B
Factoring - Approximately £180 per annum







Location

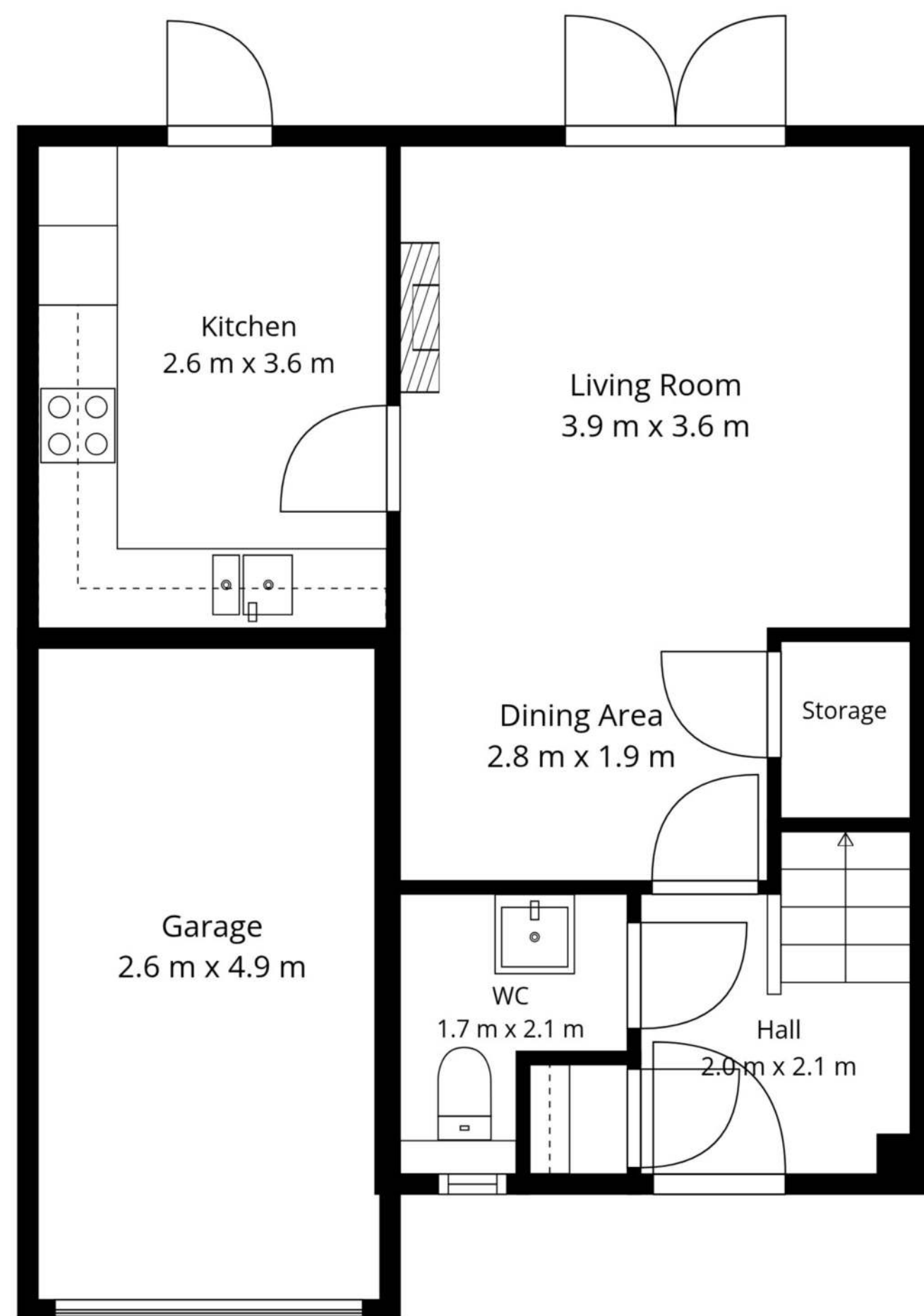
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

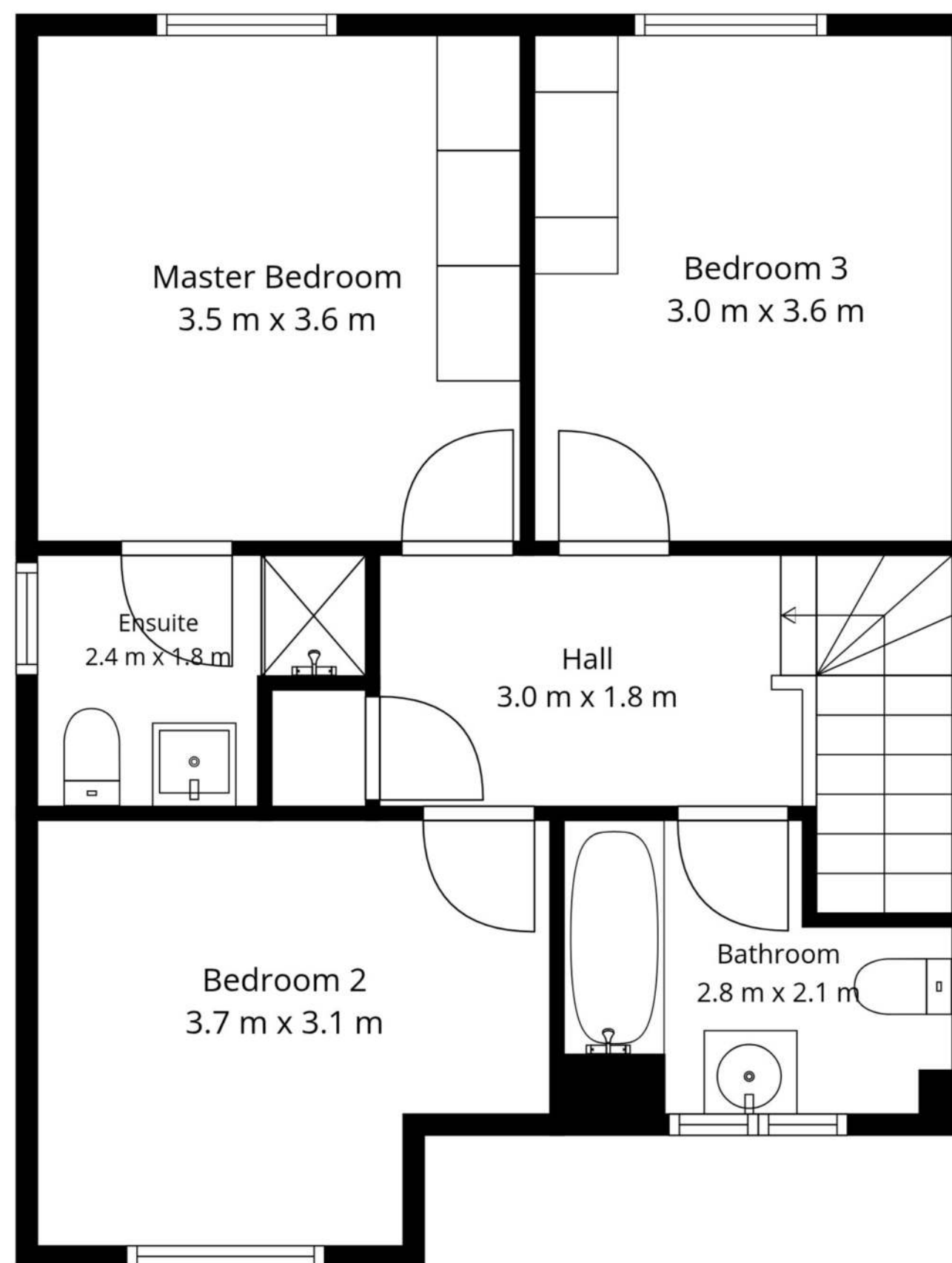
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 93 m2

Ground floor: 39 m2, 1st floor: 54 m2

EXCLUDED AREAS: GARAGE: 13 m2, STORAGE: 1 m2, WALLS: 11 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.

