







Key Features

 3 Bedrooms

 3 Public

 2 Bathrooms

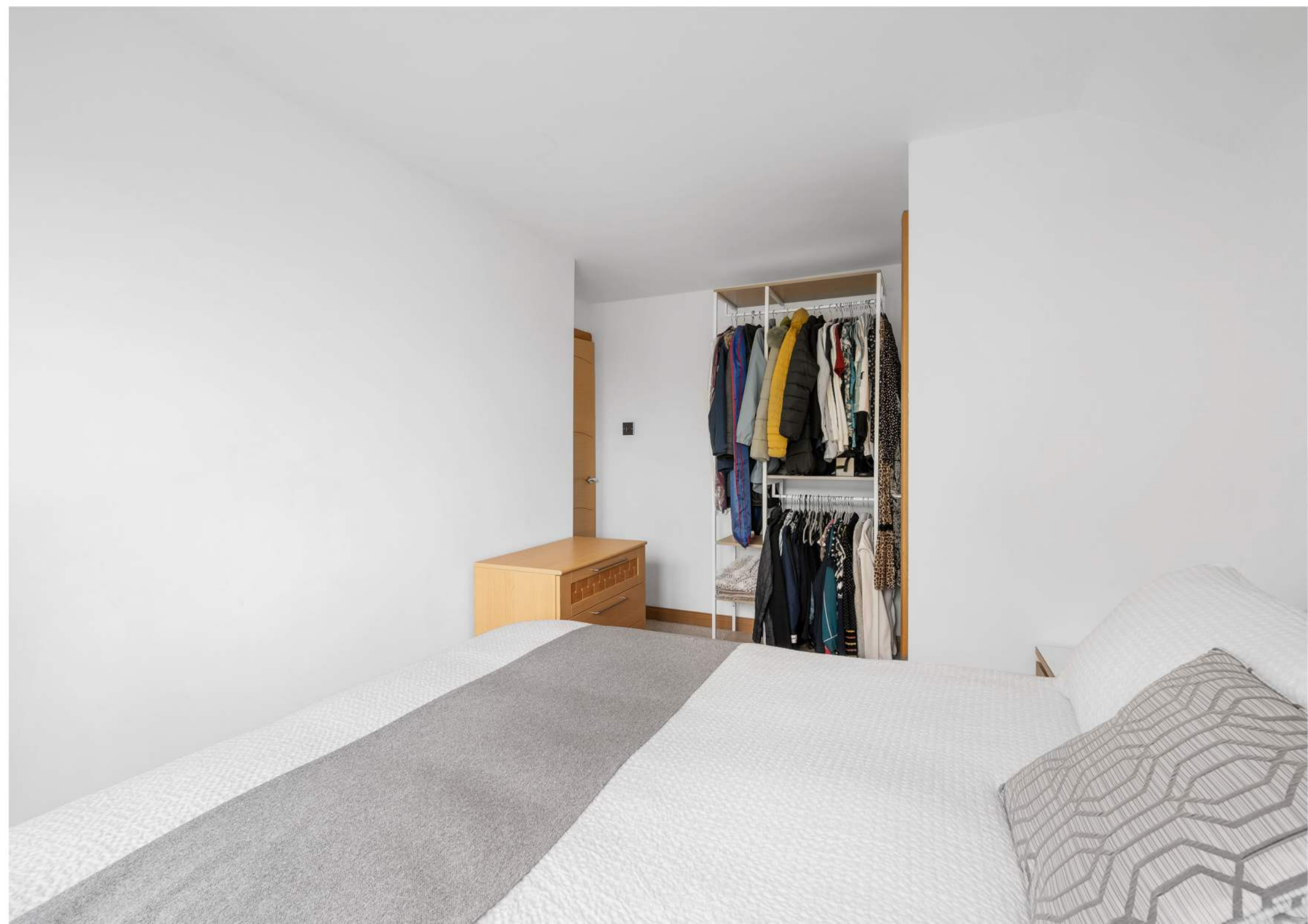
Situated within a sought-after residential cul-de-sac in the ever-popular Duloch area of Dunfermline, this attractive three-bedroom detached villa offers spacious, flexible accommodation ideal for families and professionals alike. Conveniently located close to excellent local amenities, schooling, transport links and Fife Leisure Park, the property enjoys a desirable setting with easy access to Dunfermline City Centre, the M90 motorway network and nearby railway stations for commuting to Edinburgh and beyond.

The accommodation is formed over two levels and is entered via a welcoming reception hallway. To the front of the property is a bright and generously proportioned lounge, providing an excellent space for relaxation and entertaining. The heart of the home is the modern breakfasting kitchen, offering ample storage and workspace, with direct access to a versatile dining room. Beyond this lies a beautiful conservatory overlooking the rear garden, creating an ideal additional living space that can be enjoyed throughout the year. A particularly appealing feature of the property is the separate office/family room located off the kitchen, providing flexible accommodation for home working or playroom use. A contemporary ground floor shower room adds further practicality. On the upper level, the property offers three well-proportioned bedrooms, including a generous principal bedroom. A modern shower room serves the first-floor accommodation and completes the internal layout.

Externally, the property benefits from private gardens to the front and rear, with the rear garden offering an excellent outdoor space for families and entertaining. A driveway and integral garage provide ample off-street parking and useful storage.

EPC Rating – D
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.

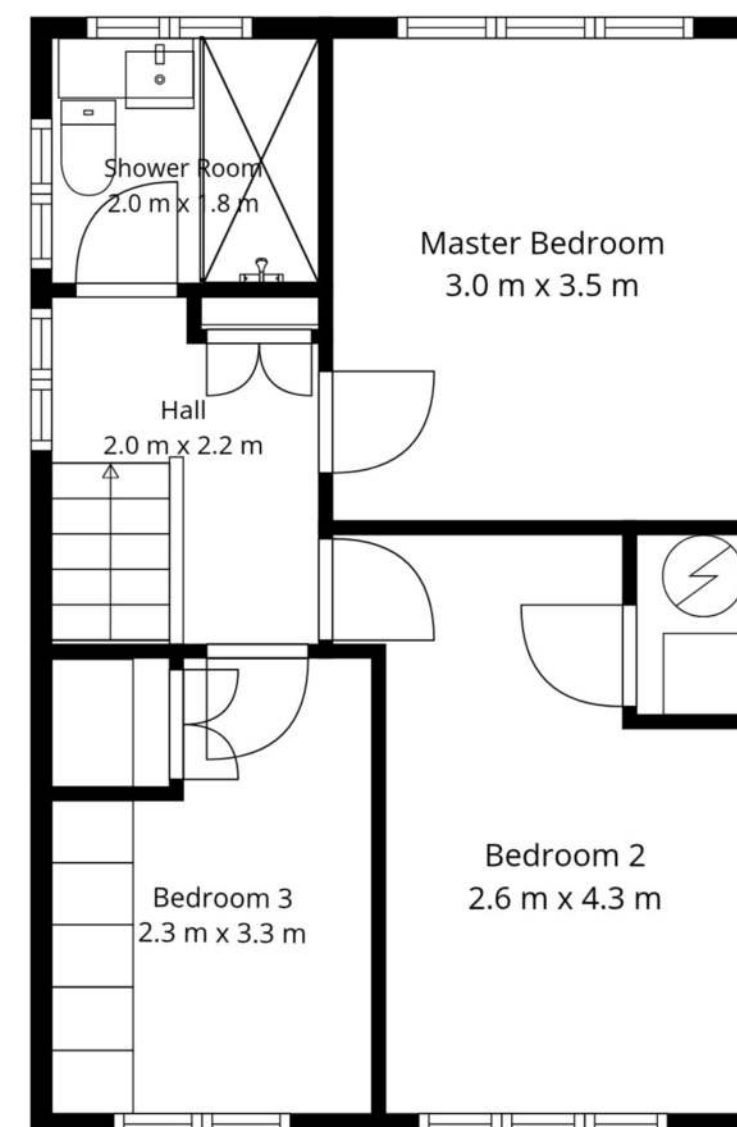
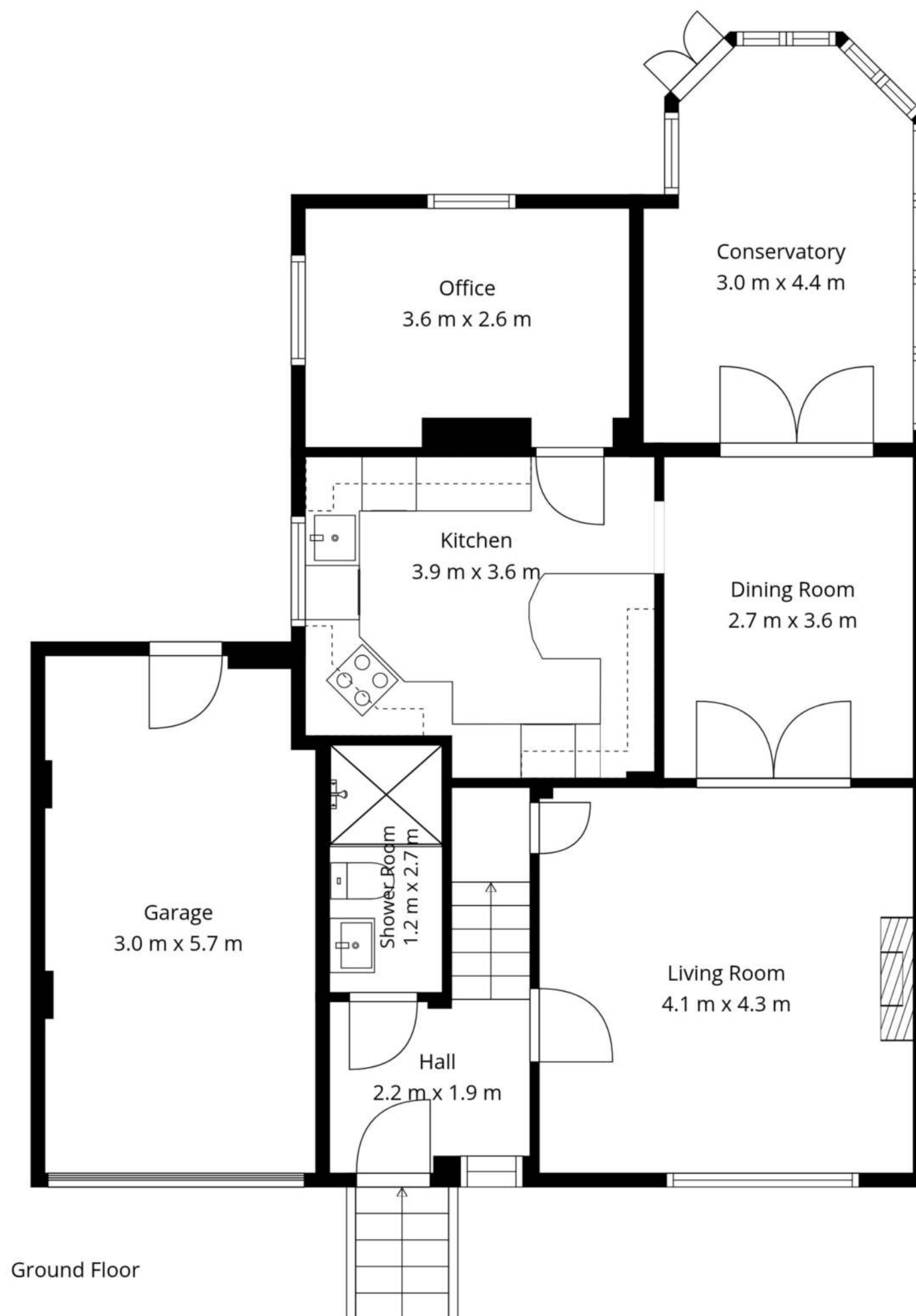


Enquiries

01383 629720

info@maloco.co.uk

maloco.co.uk



TOTAL: 114 m2

Ground floor: 74 m2, 1st floor: 40 m2

EXCLUDED AREAS: GARAGE: 17 m2, WALLS: 13 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.

