





Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

Situated within the highly sought-after Pitcorthie district of Dunfermline, this attractive three-bedroom semi-detached villa offers an excellent opportunity for families, first-time buyers and commuters alike. Pitcorthie is a well-established residential area on the outskirts of Dunfermline, offering easy access to a wide range of everyday amenities. Nearby schooling is available at both primary and secondary levels, while Fife Leisure Park, Duloch Park, supermarkets, healthcare facilities and Dunfermline city centre are all within easy reach. For commuters, the nearby M90 motorway network and Inverkeithing, Dunfermline and Halbeath Park & Ride facilities provide excellent transport connections throughout Fife and into Edinburgh.

The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, enhanced by large windows which allow an abundance of natural light to flow throughout the space. The lounge offers ample room for both relaxation and entertaining and provides access through to a separate dining area, creating an ideal setting for family meals and social gatherings. The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, offering practical workspace and direct access to the rear garden. On the upper level, the property boasts three well-proportioned bedrooms, including a generous master bedroom and two further bedrooms suitable for family living, guests or home working. A family bathroom completes the accommodation.

Externally, the property benefits from private gardens to the front and rear, providing outdoor space for children, pets and summer entertaining. A detached garage and driveway offer valuable off-street parking and additional storage.

EPC Rating – D
Council Tax - D







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.



maloco
mowat
parker
Solicitors & Estate Agents

Enquiries

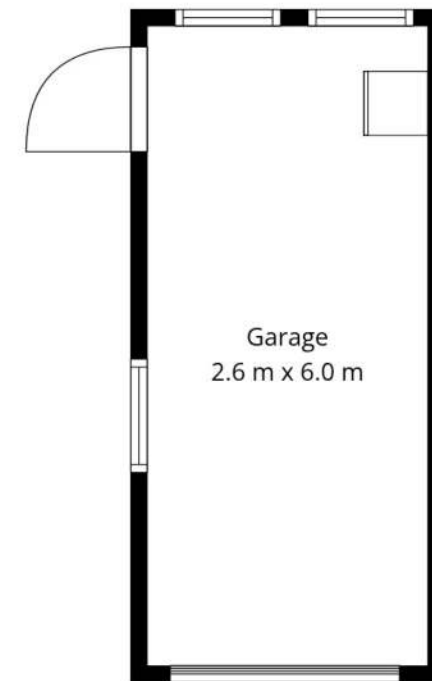
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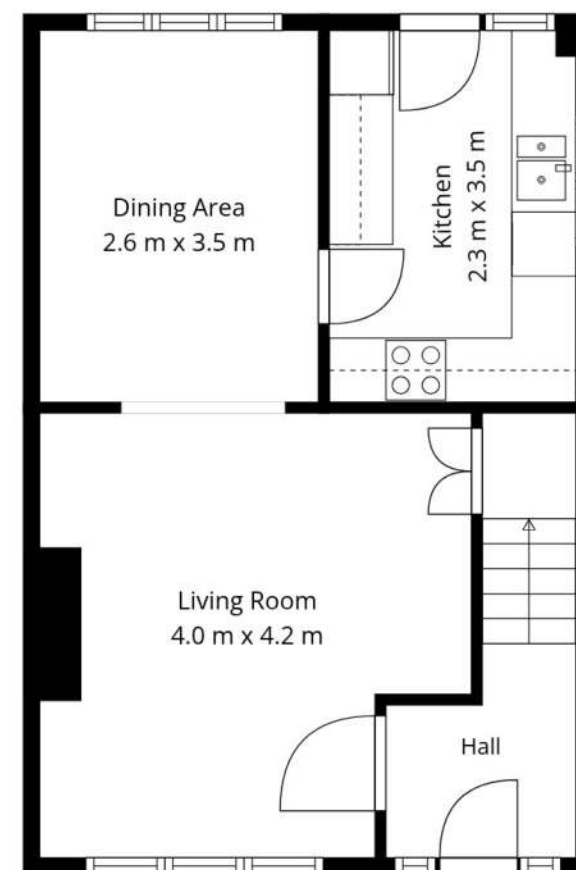
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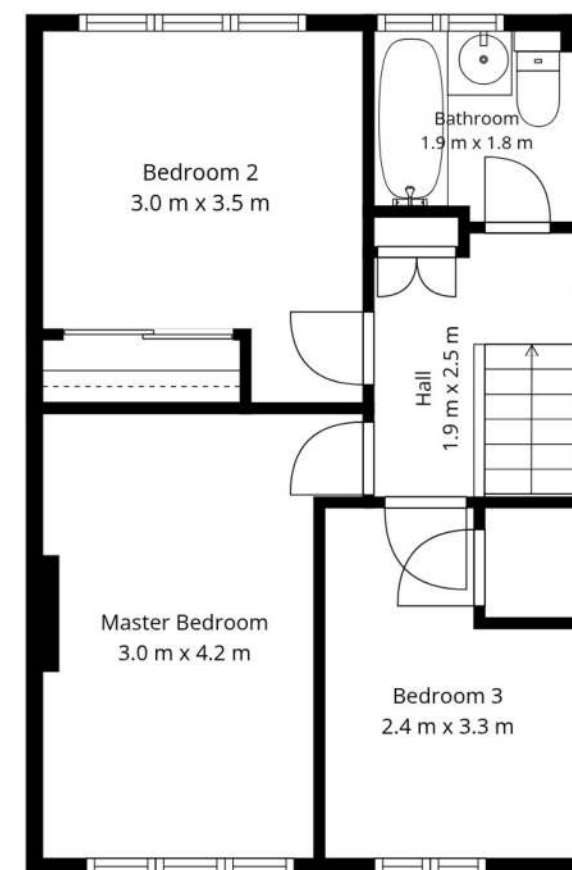
Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Garage
2.6 m x 6.0 m



Ground Floor



1st Floor

TOTAL: 78 m2
Ground floor: 39 m2, 1st floor: 39 m2
EXCLUDED AREAS: GARAGE: 16 m2, WALLS: 8 m2

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

