







Key Features

 5 Bedrooms

 2 Public

 3 Bathrooms

Situated within a sought-after residential development in Dunfermline, this impressive detached villa offers substantial and flexible family accommodation arranged over three levels. With five bedrooms, multiple reception areas, generous storage and a garage, this is an ideal home for growing families seeking space, versatility and excellent commuter links. Braemar Drive lies within a popular residential area on the south side of Dunfermline, well placed for access to a wide range of local amenities, schooling and leisure facilities. Excellent transport links are available nearby, including easy access to the M90 motorway network, making this an outstanding choice for commuters travelling to Edinburgh, Perth and beyond.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge, perfect for both everyday living and entertaining. To the rear, the dining room enjoys direct access to the garden and connects seamlessly to the fitted kitchen, creating an excellent space for family meals and social gatherings. A useful utility room, WC and additional storage complete this level, while internal access is provided to the integral garage. On the first floor, the master bedroom is a particularly generous retreat and benefits from its own en-suite shower room. Two further well-proportioned double bedrooms and a contemporary family bathroom complete the accommodation on this level. The top floor provides exceptional flexibility, offering two additional double bedrooms and a separate shower room, making it ideal for larger families, guests, older children, home working or multi-generational living arrangements.

Externally, the property enjoys private gardens with space for outdoor dining, entertaining and family recreation, while a driveway and integral garage provide ample off-street parking.

EPC Rating – C
Council Tax - G
Factoring - Approximately £160 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.



Enquiries

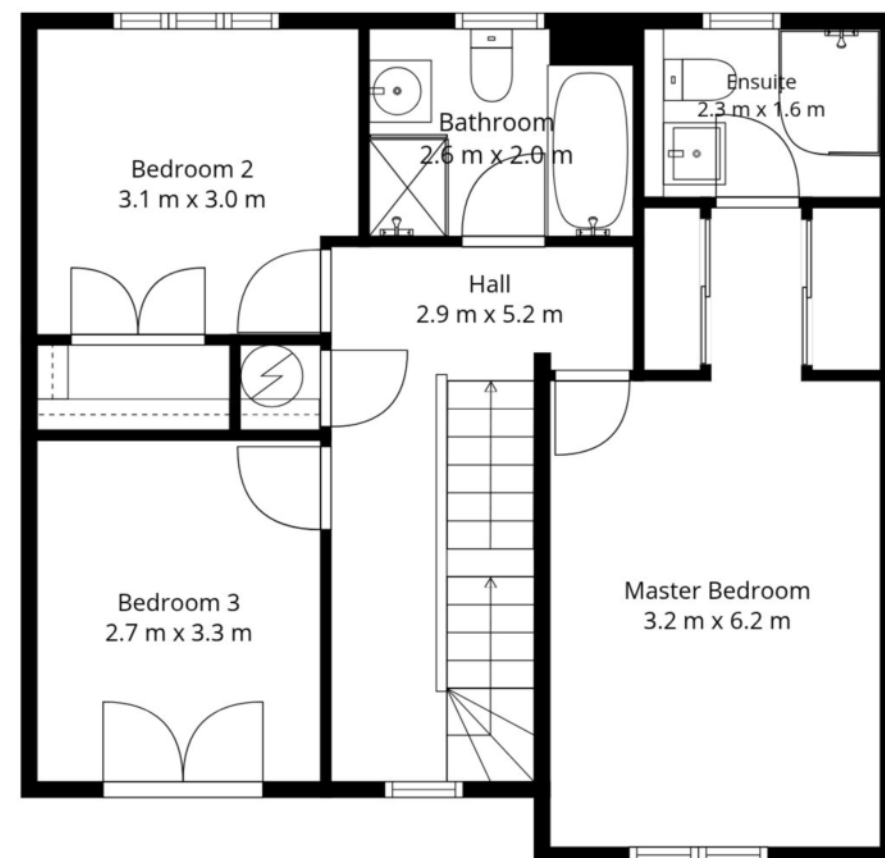
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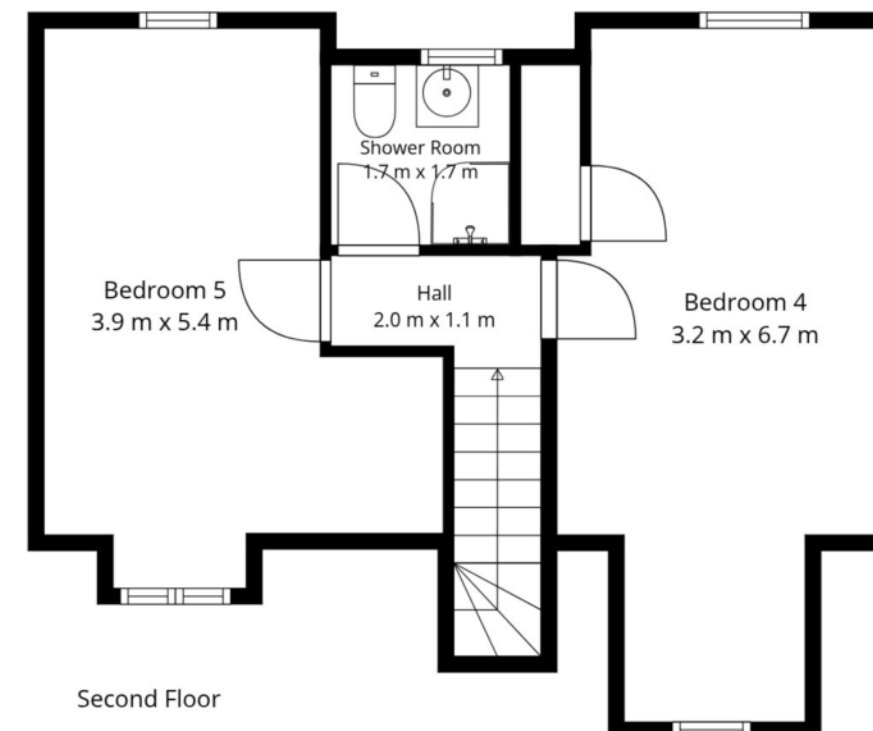
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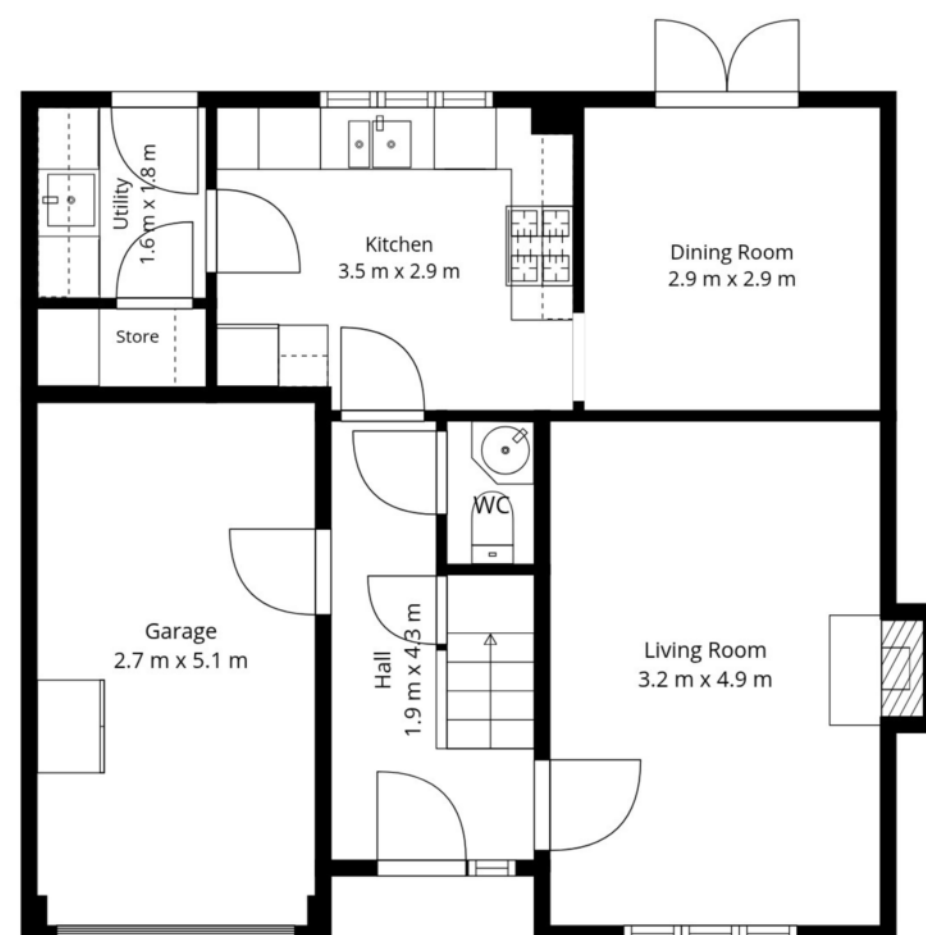
Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



First Floor



Second Floor



Ground Floor

TOTAL: 155 m2

GROUND FLOOR: 49 m2, FIRST FLOOR: 62 m2, SECOND FLOOR: 44 m2

EXCLUDED AREAS: GARAGE: 14 m2, FIREPLACE: 1 m2, WALLS: 16 m2

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

