





# Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

Situated just off Halbeath Road in the eastern/central part of Dunfermline, this beautifully presented three-bedroom semi-detached villa offers spacious and flexible accommodation ideal for first-time buyers, young families and commuters alike. The property enjoys an enviable location close to a wide range of local amenities including supermarkets, Duloch Leisure Centre, restaurants, schooling and healthcare facilities. Excellent transport links are available nearby, with Dunfermline Queen Margaret railway station and the M90 motorway network providing convenient access to Edinburgh, Perth and the wider Central Belt.

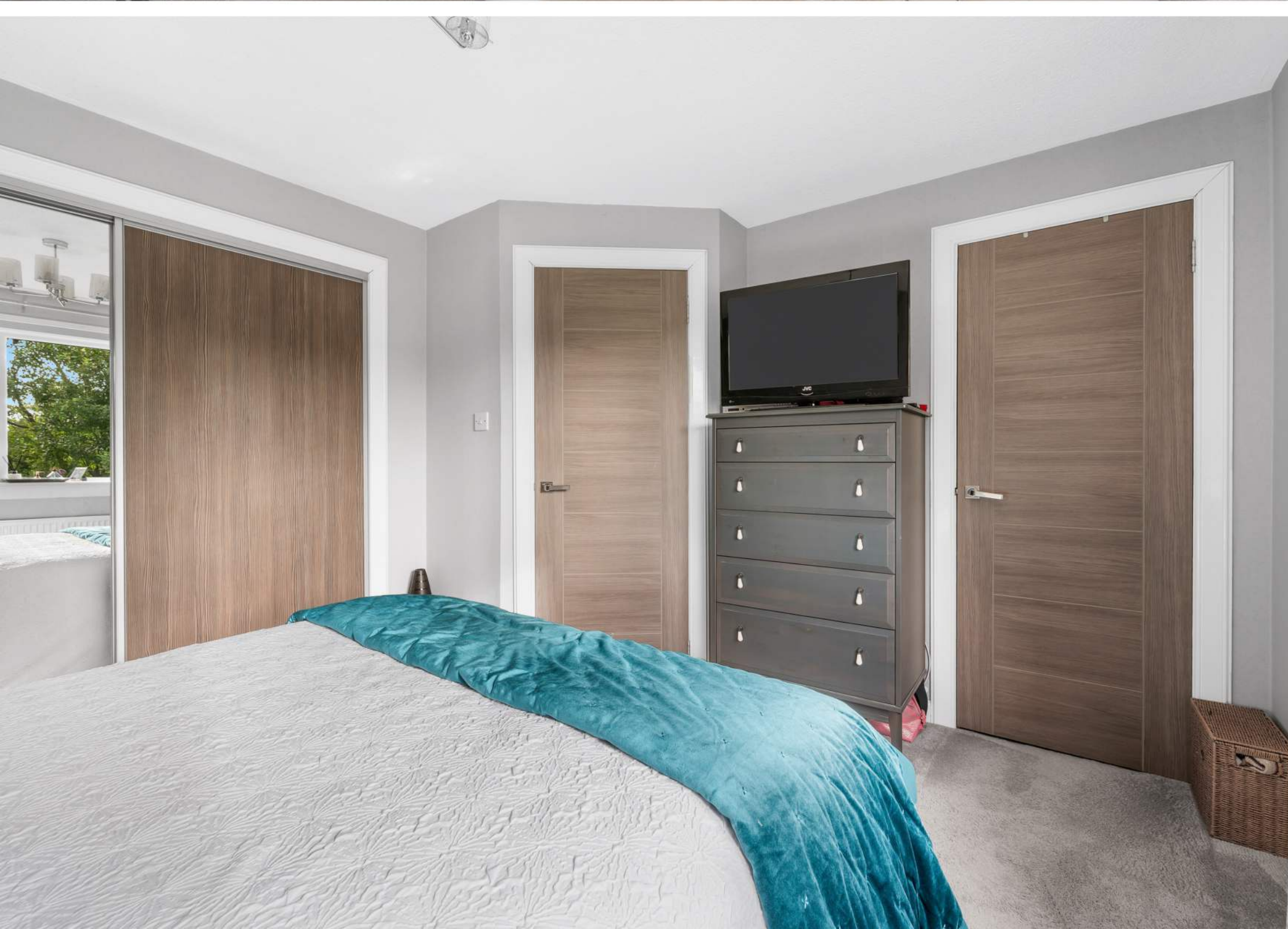
The accommodation is formed over two levels and comprises a welcoming entrance hallway leading to a bright and generously proportioned lounge, providing an excellent space for both relaxing and entertaining. To the rear, the property features a well-appointed kitchen with a separate dining area, creating the perfect setting for family meals and social gatherings. French doors from the dining area lead directly to the rear garden, allowing for an abundance of natural light. On the upper level, the property offers three well-proportioned bedrooms, including a spacious master bedroom with fitted storage. Two further bedrooms provide excellent flexibility for family living, guest accommodation or home working. A contemporary family bathroom completes the accommodation.

Externally, the property benefits from private gardens to the front and rear, with the enclosed rear garden providing a safe and enjoyable space for children, pets and outdoor entertaining. A driveway and integral garage offer ample off-street parking and additional storage.

Early viewing is highly recommended to appreciate the space, location and excellent lifestyle opportunity on offer.

EPC Rating – C  
Council Tax - E





# Location

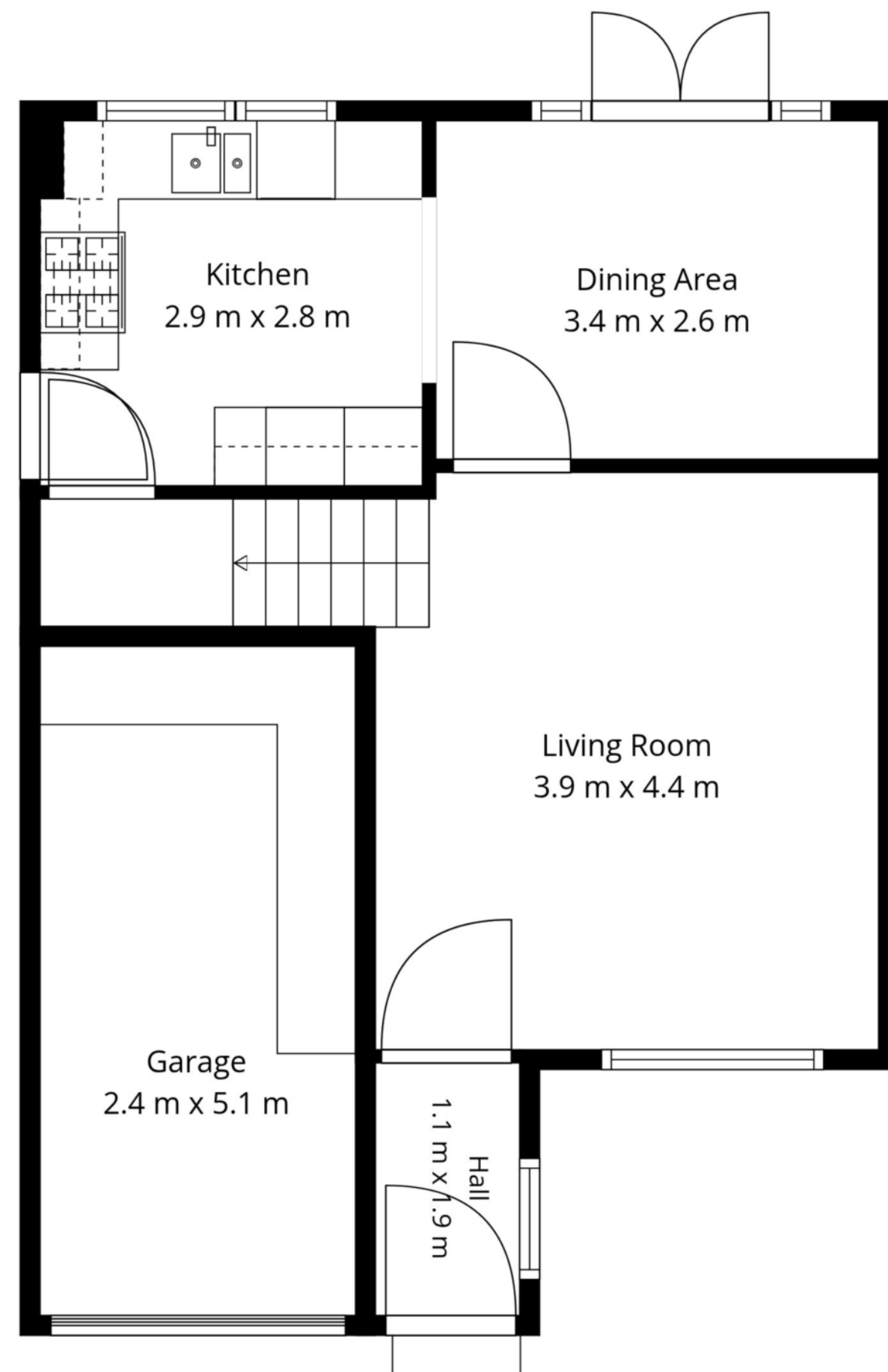
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

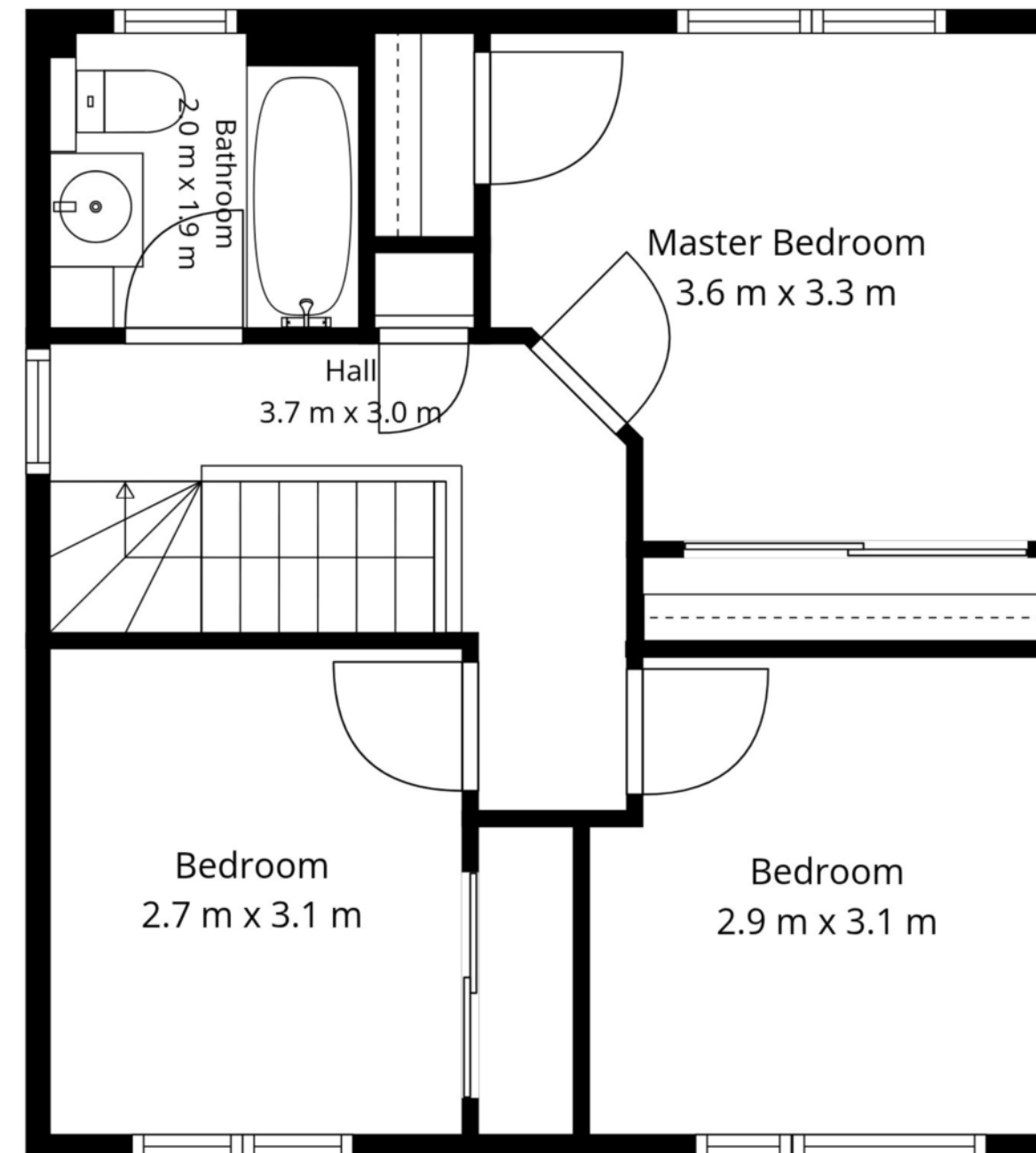
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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





Ground Floor



1st Floor

**TOTAL: 86 m2**

Ground floor: 40 m2, 1st floor: 46 m2

EXCLUDED AREAS: GARAGE: 12 m2, WALLS: 9 m2

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



## Enquiries

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

