





# Key Features

 4 Bedrooms

 3 Public

 2 Bathrooms

A four-bedroom detached villa situated within a sought-after residential cul-de-sac setting, perfect for young families. Transport links are available via Queen Margaret Halt and the M90 motorway, with ample amenities all within close proximity of the property. Primary and secondary schooling are readily available.

The accommodation briefly comprises an entrance hall with WC leading to a spacious living room. A separate dining room with built-in storage flows seamlessly through to the kitchen and family room, creating a fantastic layout for modern family living and entertaining. French doors open from the family room onto the rear garden, enhancing the wonderful flow of the home. The modern white gloss kitchen is well presented and comes equipped with ample worktop space, storage, and room for appliances, with direct access to the rear gardens.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and an en suite shower room. Bedroom one also benefits from built-in storage. A family bathroom with three-piece suite and shower over the bath serves the remaining bedrooms. Two further bedrooms complete the accommodation.

Externally, the property enjoys neat rear gardens comprising lawn and patio areas, perfect for alfresco dining and family enjoyment. A garage and driveway are located to the front of the property, with the added benefit of an EV charging point installed, ideal for electric vehicle owners. The home further benefits from a southerly outlook to the front over Dunfermline and towards Edinburgh.

Viewing comes highly recommended to appreciate the spacious accommodation, excellent layout, modern kitchen, EV charging facilities, and superb family-friendly setting within this highly sought-after residential cul-de-sac.

EPC Rating - C  
Council Tax - F  
Factoring - £50 quarterly







# Location

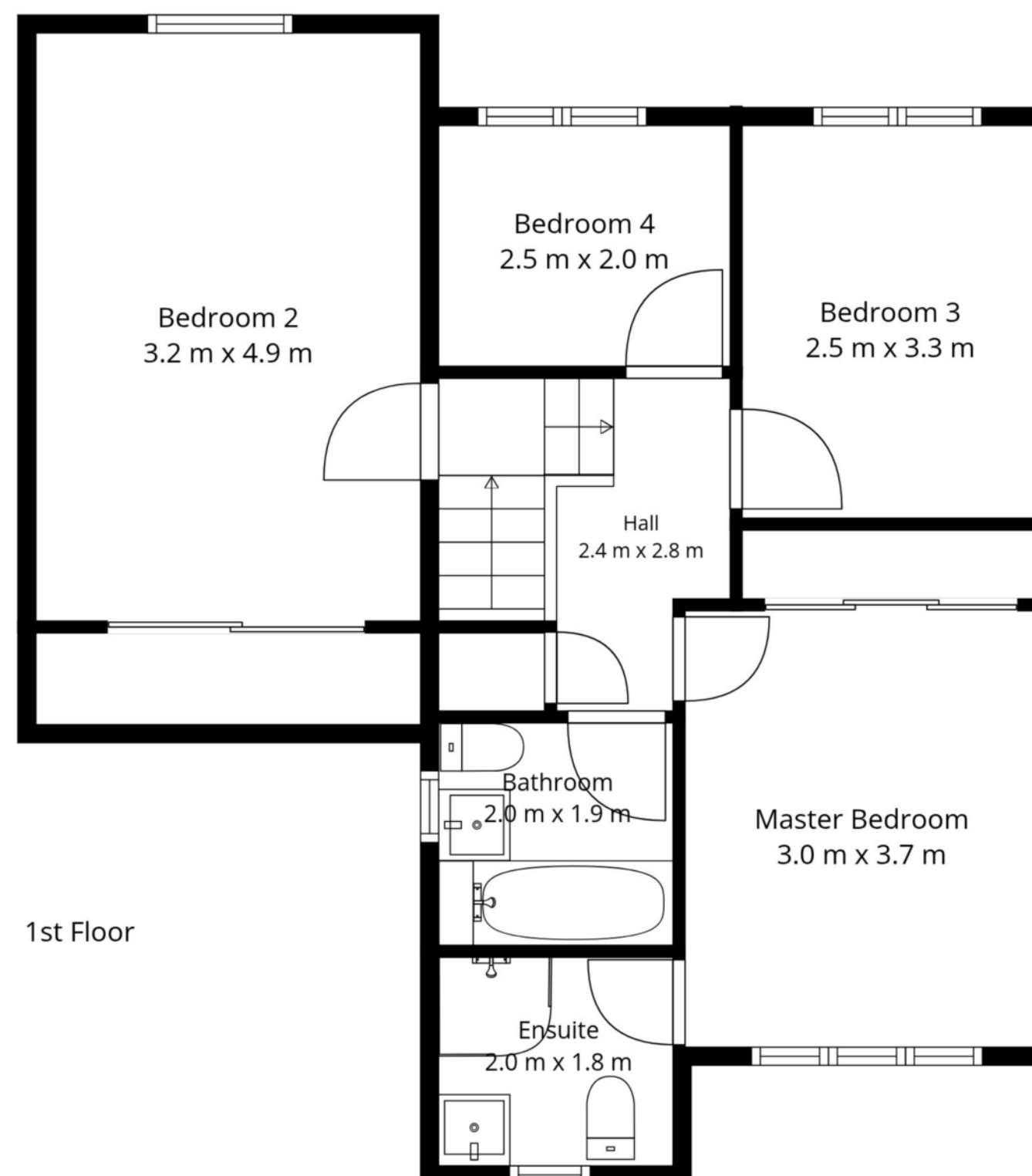
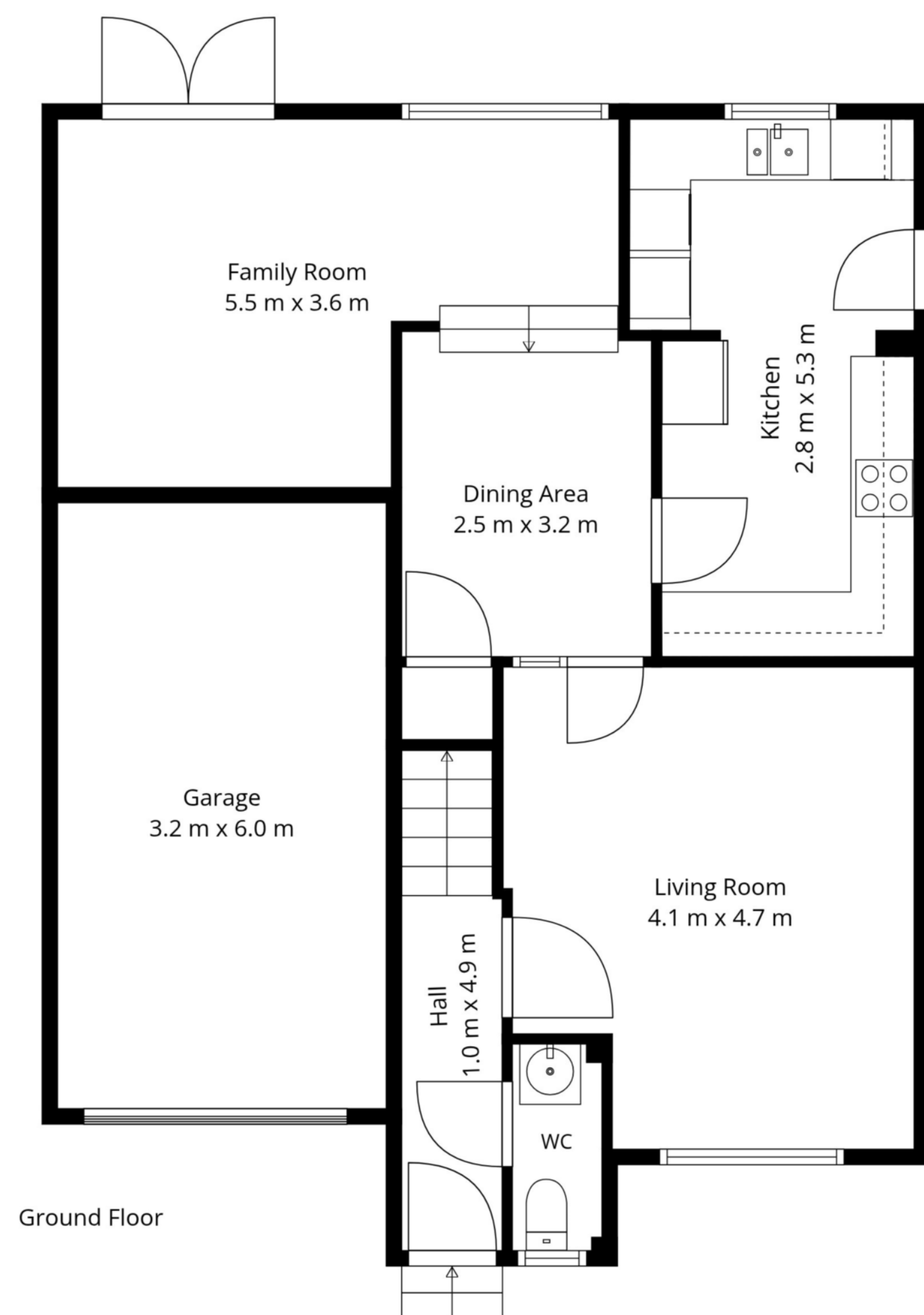
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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





**TOTAL: 127 m<sup>2</sup>**  
 Ground floor: 66 m<sup>2</sup>, 1st floor: 61 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

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.

