





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within a sought-after residential development in the popular Duloch area of Dunfermline, this attractive two-bedroom terraced villa offers well-presented accommodation ideally suited to first-time buyers, young professionals, downsizers, or investors. The property enjoys a convenient setting close to local amenities, schooling, leisure facilities, and excellent transport links, including easy access to the M90 motorway and nearby railway stations.

The accommodation is thoughtfully arranged over two levels. On the ground floor, a welcoming entrance hall provides access to the kitchen positioned to the front of the property, offering a practical and functional layout. A convenient WC is also located on this level. To the rear, the bright and spacious lounge provides an excellent space for relaxing and entertaining, with direct access to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The upper level comprises two generous double bedrooms, together with a contemporary shower room. The second bedroom offers flexible accommodation suitable for guests, children or home working.

Externally, the property benefits from a private rear garden, providing an ideal environment for outdoor dining, relaxing, and family enjoyment. The property is further enhanced by double glazing, gas central heating, and allocated parking.

EPC Rating – C

Council Tax - D

Factoring - Approximately £40 per quarter





Location

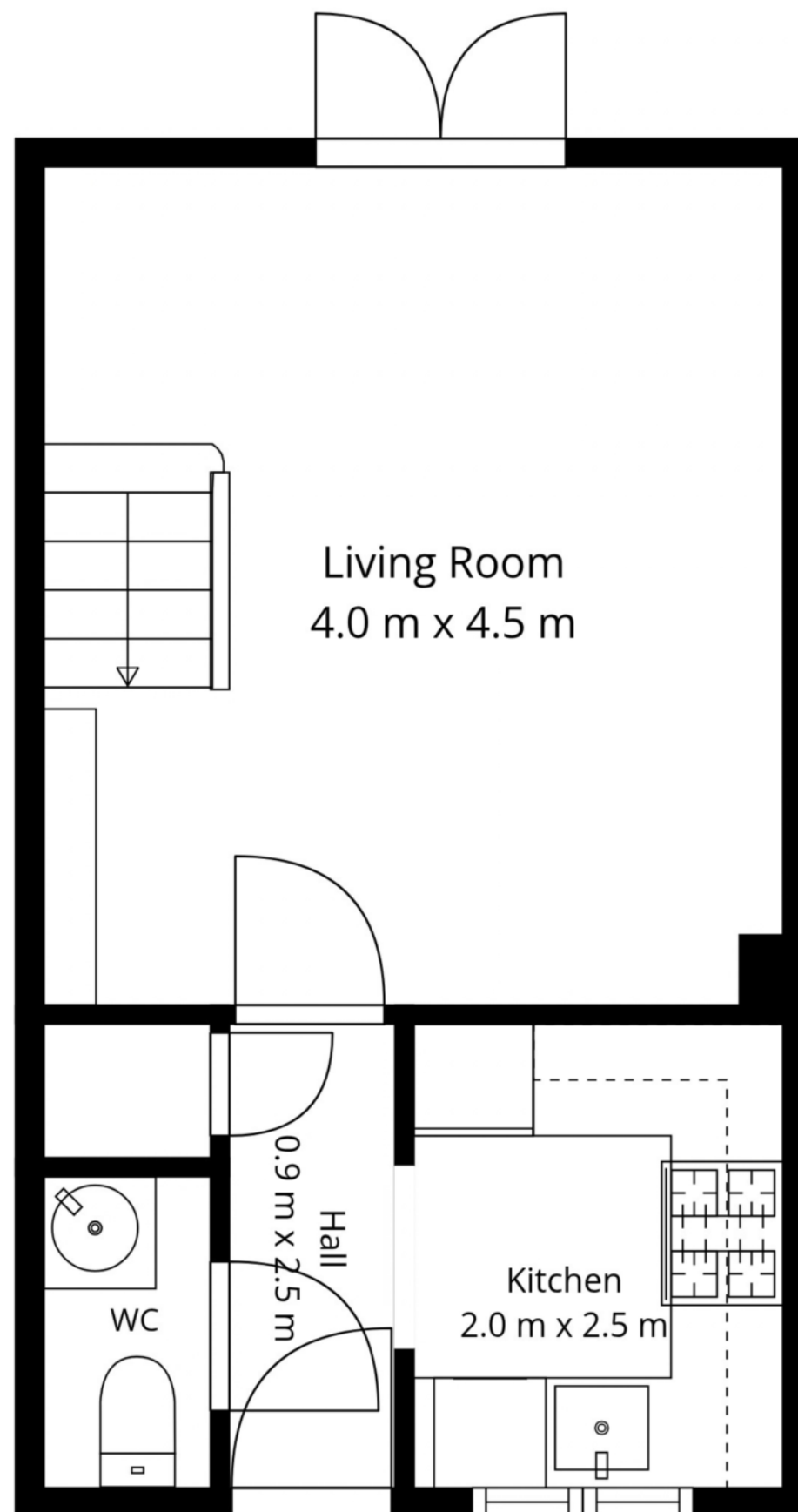
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

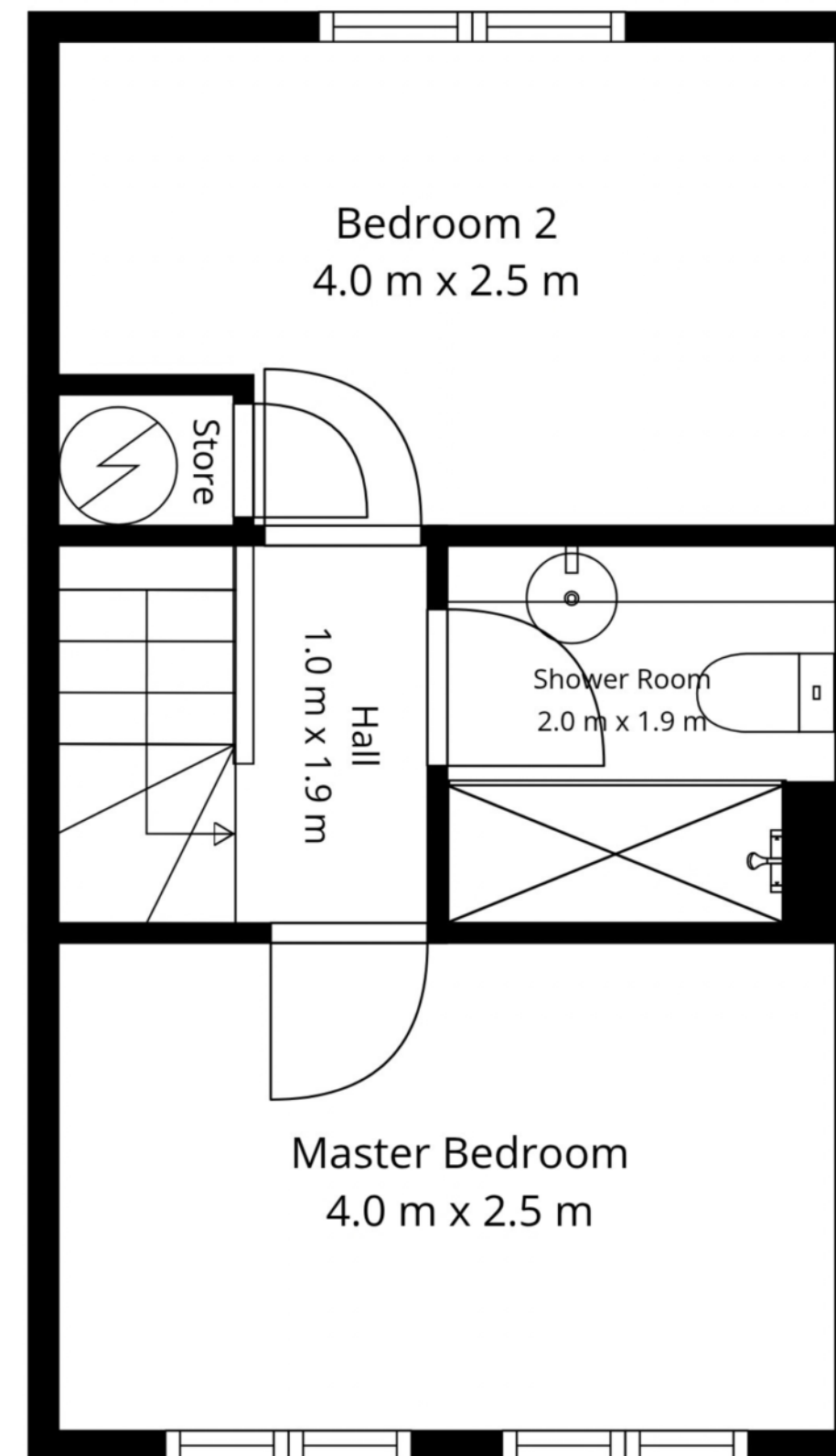
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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



First Floor

TOTAL: 56 m2

GROUND FLOOR: 28 m2, FIRST FLOOR: 28 m2
EXCLUDED AREAS: STORE: 1 m2, WALLS: 4 m2

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



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



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

