





Key Features

 3 Bedrooms

 2 Public

 1 Bathroom

Situated within the highly desirable Garvock area of Dunfermline, this attractive three-bedroom detached villa offers spacious and well-proportioned accommodation ideally suited to modern family living. Conveniently positioned for access to local amenities, reputable schooling and transport links, the property combines a peaceful residential setting with excellent convenience.

The accommodation is entered via a welcoming entrance hallway which leads to a generous lounge positioned to the front of the home, featuring a charming bay window that floods the room with natural light and creates an ideal space for both relaxing and entertaining. To the rear, the spacious breakfasting kitchen serves as the heart of the home, offering ample space for dining and everyday family life. The kitchen further benefits from a useful pantry cupboard and provides direct access to a bright conservatory overlooking the rear garden, creating a versatile additional reception area perfect for year-round enjoyment. On the upper level, the property offers three well-proportioned bedrooms, including a particularly spacious master bedroom with fitted storage. The remaining bedrooms provide flexible accommodation suitable for children, guests or home working. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys private garden grounds to the rear, offering an excellent space for outdoor entertaining, family activities and relaxation. To the front, a driveway and attached garage provide convenient off-street parking and additional storage solutions.

Offering excellent family accommodation within a sought-after residential location, this impressive home is sure to appeal to a wide range of purchasers and early viewing is highly recommended.

EPC Rating – C
Council Tax - E





Location

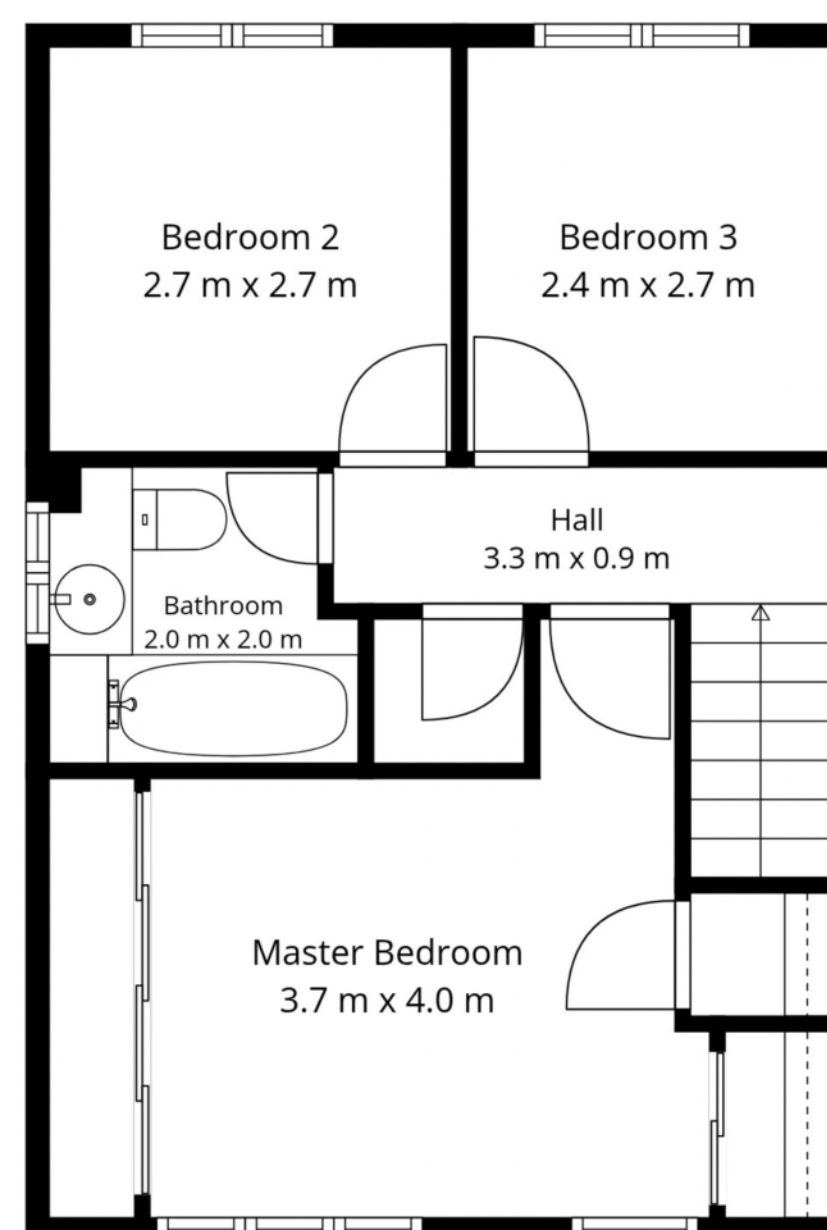
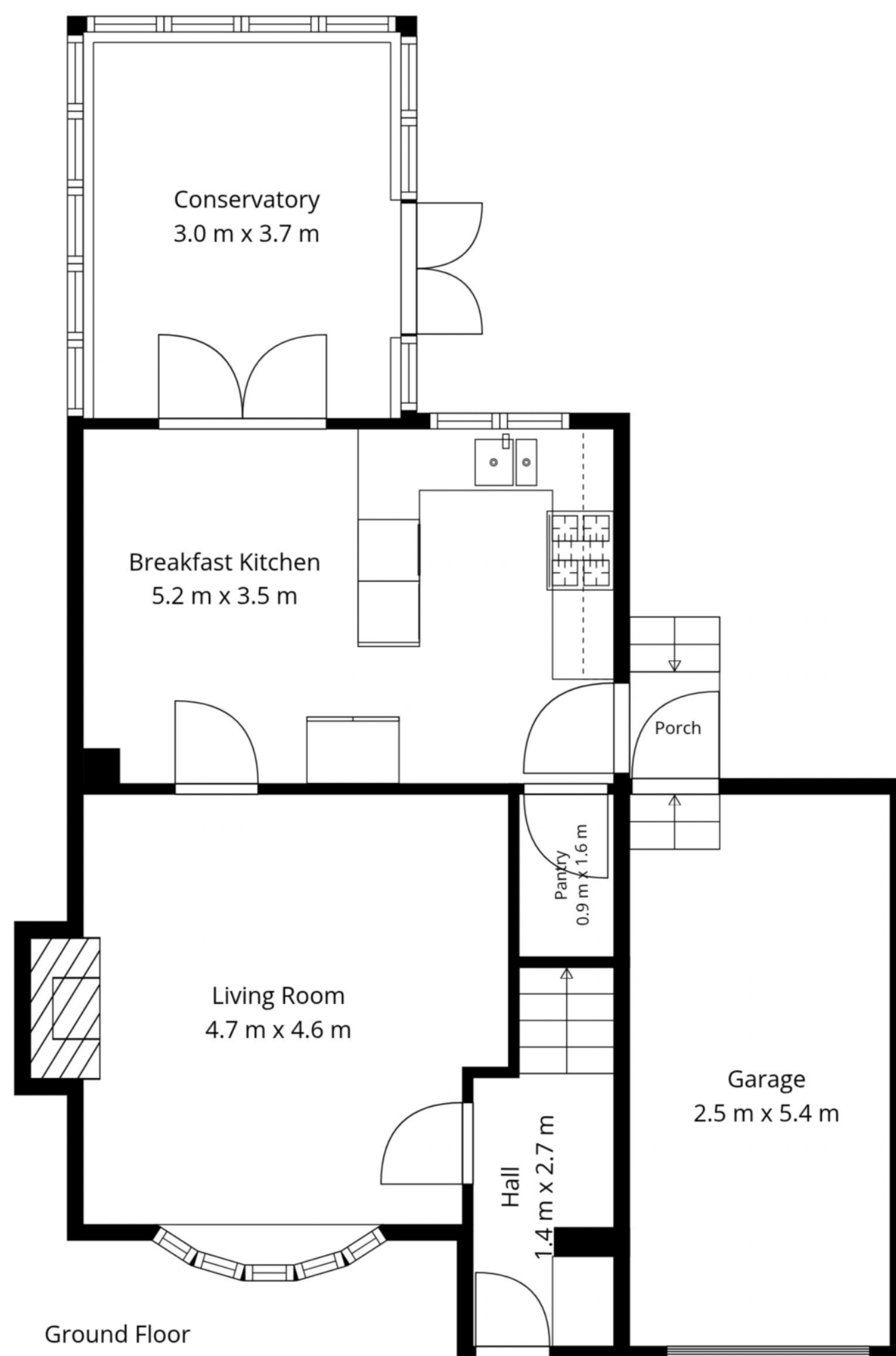
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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





TOTAL: 95 m2

Ground floor: 55 m2, 1st floor: 40 m2

EXCLUDED AREAS: GARAGE: 14 m2, PORCH: 1 m2, FIREPLACE: 1 m2,
WALLS: 10 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.

