







Key Features

 4 Bedrooms

 1 Public

 3 Bathrooms

Located within the ever-popular Duloch area of Dunfermline, this impressive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Enjoying a convenient setting close to excellent local amenities, highly regarded schooling, retail parks and transport links, the property is presented in move-in condition and offers a fantastic opportunity for a growing family.

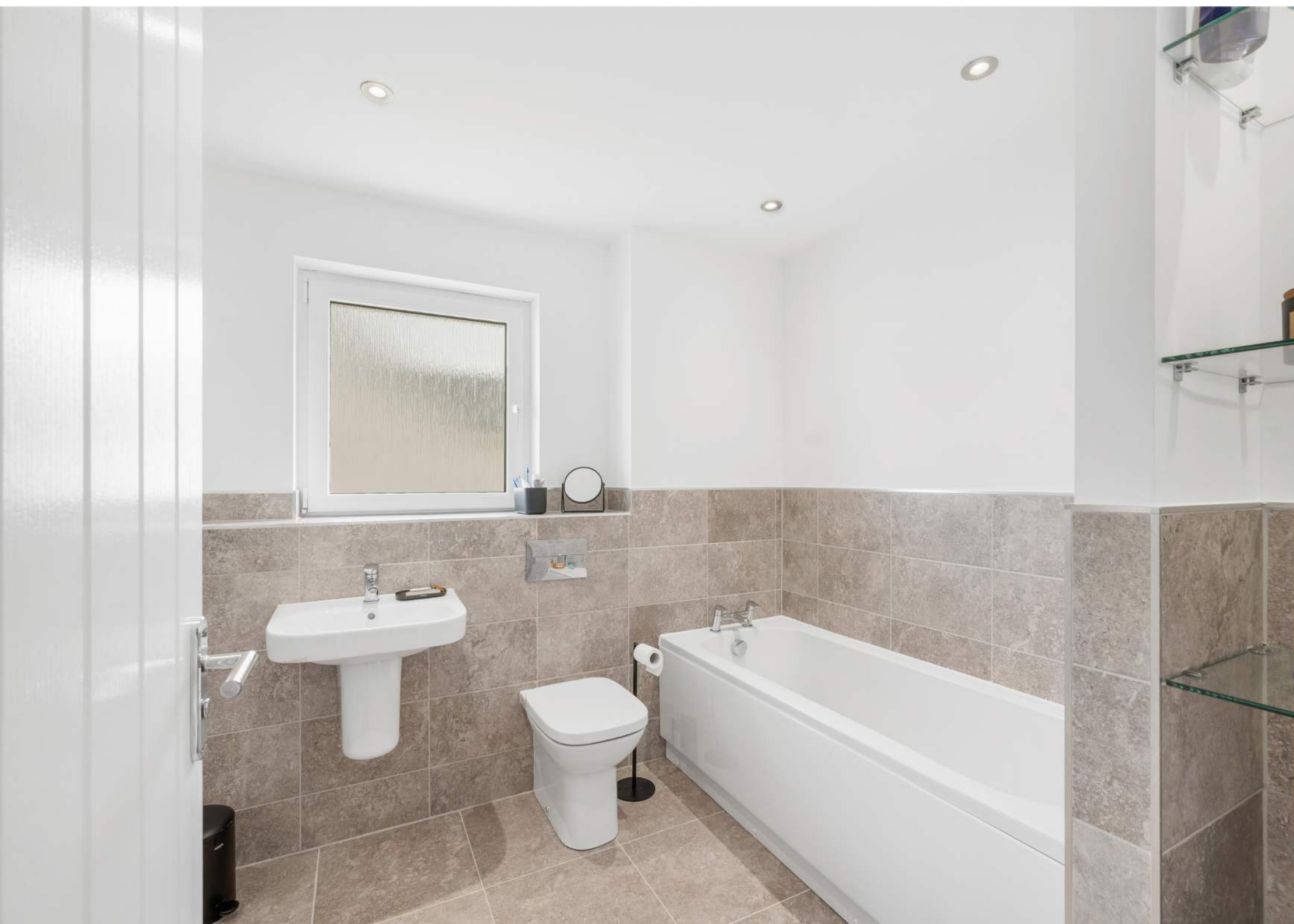
The accommodation is accessed via a welcoming entrance hall which leads to a generously proportioned lounge, providing an ideal space for relaxation. To the rear, the dining area enjoys direct access to the garden and flows seamlessly into the fitted kitchen, creating an excellent hub for everyday family life and entertaining. The kitchen is complemented by a useful utility room and a convenient ground floor WC. On the first floor, a bright upper landing gives access to four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the second bedroom also enjoys en-suite facilities, making the layout ideal for families with older children or visiting guests. Two further bedrooms provide flexible accommodation and could equally be utilised as a home office, nursery or hobby room. A contemporary family bathroom completes the upper level.

Externally, the property benefits from private garden grounds offering space for outdoor dining, entertaining and family enjoyment. A substantial double garage provides excellent storage and secure parking, while the driveway offers additional off-street parking.

EPC Rating – B
Council Tax - G
Factoring - Approx £73.25 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.



Enquiries

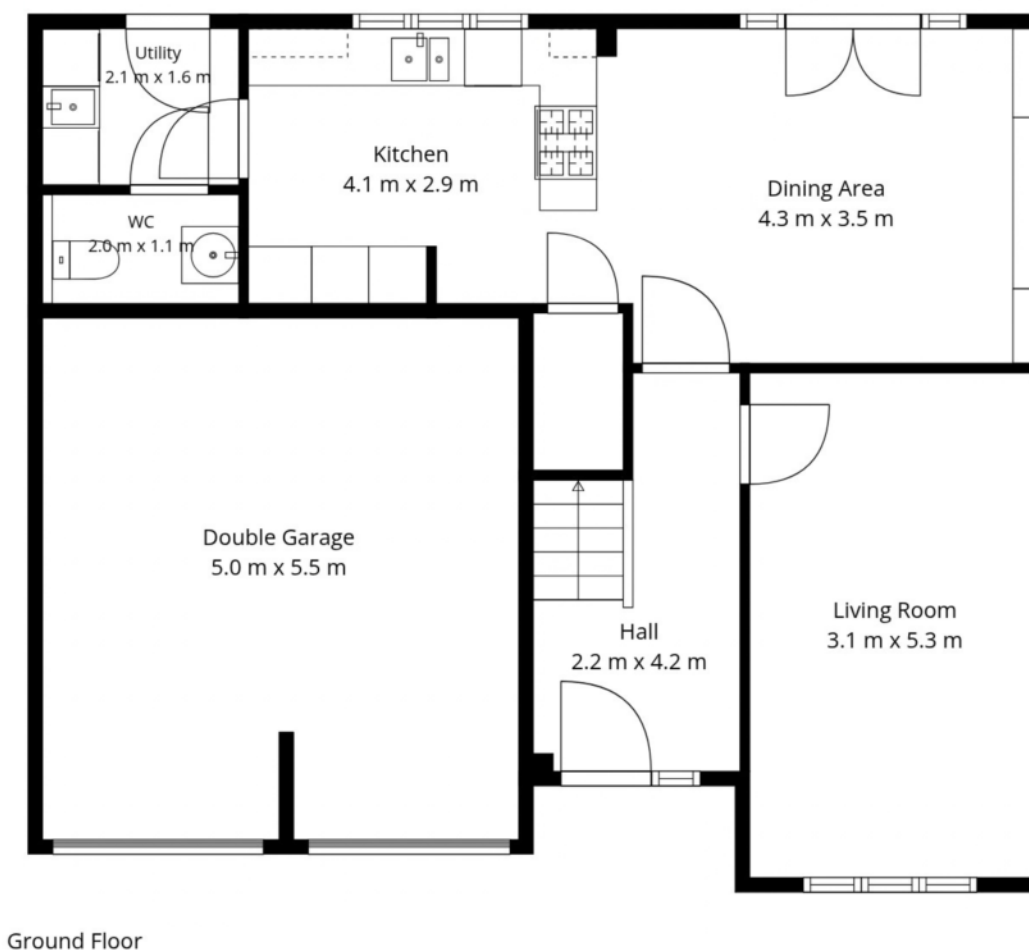
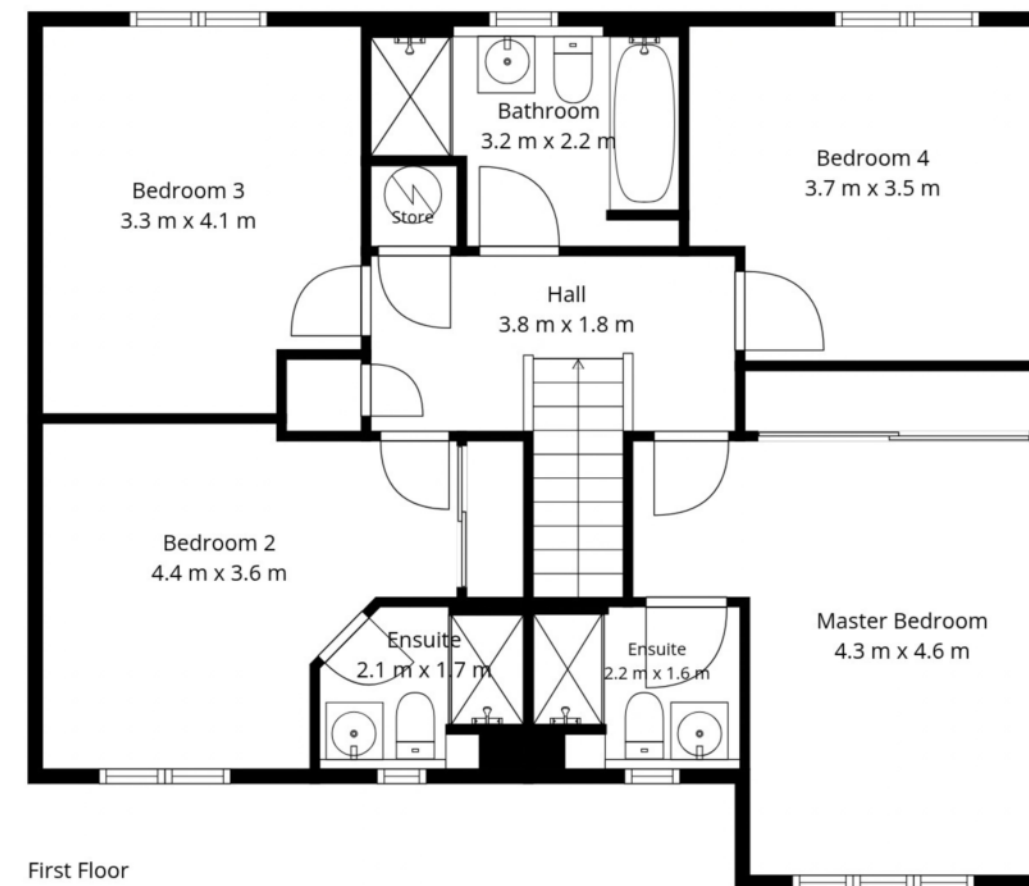
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



TOTAL: 145 m2
 GROUND FLOOR: 60 m2, FIRST FLOOR: 85 m2
 EXCLUDED AREAS: DOUBLE GARAGE: 27 m2, STORE: 1 m2, WALLS: 14 m2

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

