maloco
mowat
parker

16 Magnus Drive, Dunfermline, KY11 8XE










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Key Features

4 Bedrooms

2 Public

2 Bathrooms

Situated within a popular residential development in Dunfermline, this spacious four-bedroom detached villa offers an excellent family home with versatile accommodation over two levels, an integral garage and private garden grounds. Magnus Drive is well placed for a wide range of local amenities, including schools, leisure facilities, supermarkets and retail parks. Dunfermline city centre is within easy reach, while excellent transport links, including nearby railway stations and access to the M90 motorway network, make this an ideal location for commuters travelling to Edinburgh, Perth and beyond.

The ground floor is entered via a welcoming reception hall with useful storage and a convenient WC. To the front of the property, the bright dining room provides a flexible space for formal dining, entertaining or use as a family room. The generously proportioned living room enjoys a pleasant outlook over the rear garden and benefits from French doors providing direct access outdoors, creating an ideal setting for both everyday living and hosting guests. The large modern kitchen completes the ground floor. On the upper level, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The layout provides excellent flexibility for growing families, home working or guest accommodation.

Externally, the property enjoys private gardens to the front and rear, with the rear garden offering a fantastic space for outdoor relaxation, family activities and entertaining. A driveway provides off-street parking and leads to the integral garage, offering additional parking or storage.

EPC Rating – C
Council Tax - F
Factoring - £70 half yearly














CHANEL
N°5
EAU DE PARFUM


CHANEL
N°5





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.

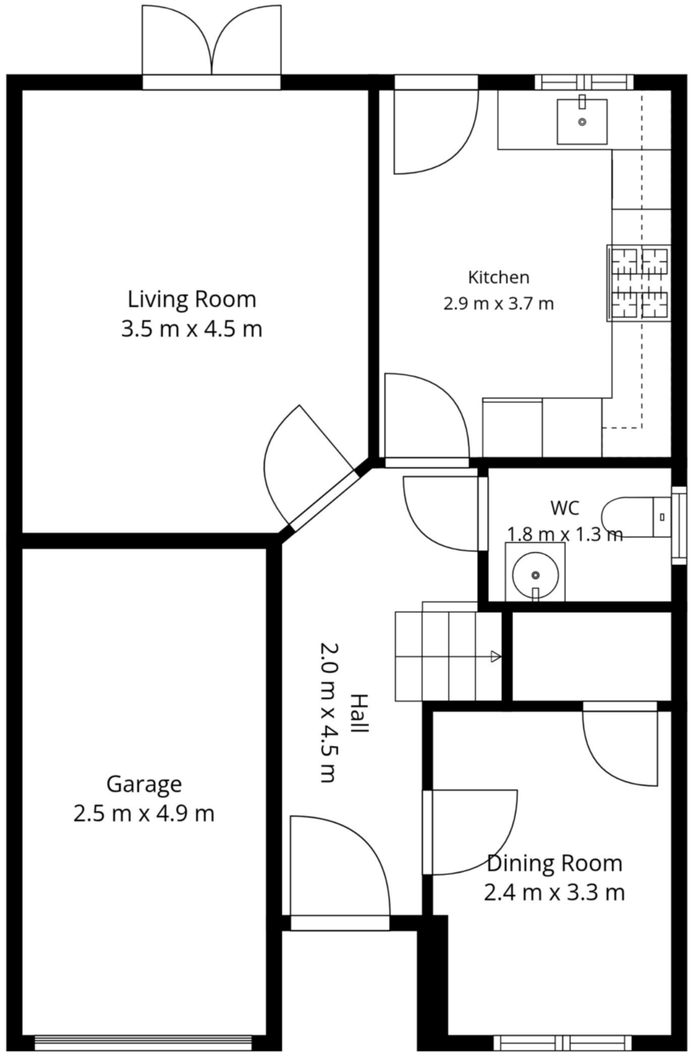
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.

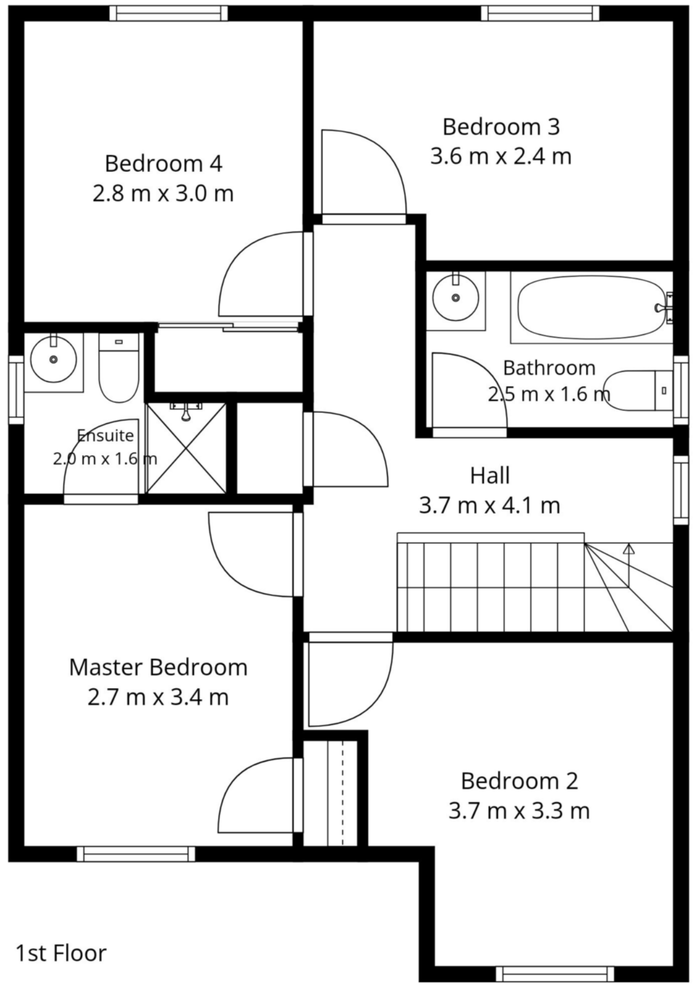
Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







Ground Floor



1st Floor

TOTAL: 104 m2
Ground floor: 47 m2, 1st floor: 57 m2
EXCLUDED AREAS: GARAGE: 12 m2, WALLS: 11 m2

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

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

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