maloco
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parker

# 54 Farnell Way, Dunfermline, KY12 0SR









# Key Features

3 Bedrooms

2 Public

2 Bathrooms

Situated within a popular residential development in Dunfermline, this attractive three-bedroom semi-detached villa offers well-proportioned accommodation ideal for families and professionals alike. Benefiting from a detached garage, private gardens and a practical layout over two levels, the property provides comfortable modern living in a sought-after location. Farnell Way forms part of the popular Duloch area to the east of Dunfermline, one of Fife's most desirable residential locations. The area is particularly well regarded for its excellent range of local amenities, including supermarkets, restaurants, cafés and leisure facilities, all within easy reach. Families are well served by highly regarded primary and secondary schooling, while excellent transport links make commuting straightforward.

The accommodation begins with a welcoming entrance hall incorporating a convenient ground floor WC. The spacious lounge enjoys an abundance of natural light and provides an excellent setting for both everyday family life and entertaining. To the rear, the dining room offers a dedicated space for family meals and social gatherings, with direct access to the kitchen. The fitted kitchen is well arranged with ample storage and workspace, and provides access to the rear garden. On the upper level, the master bedroom benefits from its own en-suite shower room, creating a private retreat. Two further bedrooms offer flexible accommodation for family members, guests or those working from home. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys private front and rear gardens, with the rear providing an excellent space for outdoor relaxation and entertaining. A detached garage and driveway parking add further practicality and appeal.

EPC Rating – C
Council Tax - E
Factoring - £20 a month






CUCINA AL LIMONE
CUCINA AL ARANCIA
BOSCH


CUCINA AL LIMONE
Haier













# 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: 82 m2**

Ground floor: 41 m2, 1st floor: 41 m2

EXCLUDED AREAS: GARAGE: 14 m2, WALLS: 8 m2

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

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## Enquiries


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

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