

COULTERS[©]

28 MACCALLUM AVENUE

DUNFERMLINE, DUNFERMLINE, KY11 8ZT

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within a sought-after modern development in the popular town of Dunfermline, this beautifully presented family home provides flexible accommodation with quality finishes and upgrades throughout. The property benefits from external decorative lighting, a private, enclosed garden to the front and rear with patio, decking and artificial lawn. There is a spacious single garage and private double driveway for off street parking.

The property comprises; welcoming hallway with WC, spacious sitting room/dining room with double patio doors to the rear garden, kitchen with a range of base and wall mounted cabinets, integrated eye level oven, fridge freezer, four ring gas hob and further direct access to rear garden.

KEY FEATURES

-  Well presented modern detached house.
-  Three double bedrooms one with an en-suite.
-  Private front and rear gardens.
-  Single garage and driveway for two cars.
-  Within a short drive of train station.
-  Supermarket within close proximity.



On the first floor the principal bedroom is situated to the rear of the property and has an upgraded ensuite with walk in shower, there are two further spacious double bedrooms with fitted wardrobes and three piece family bathroom. The loft is floored for storage and can be accessed via a Ramsay ladder.

The development is factored by Ross and Liddel with a monthly cost of £10.





THE LOCAL AREA

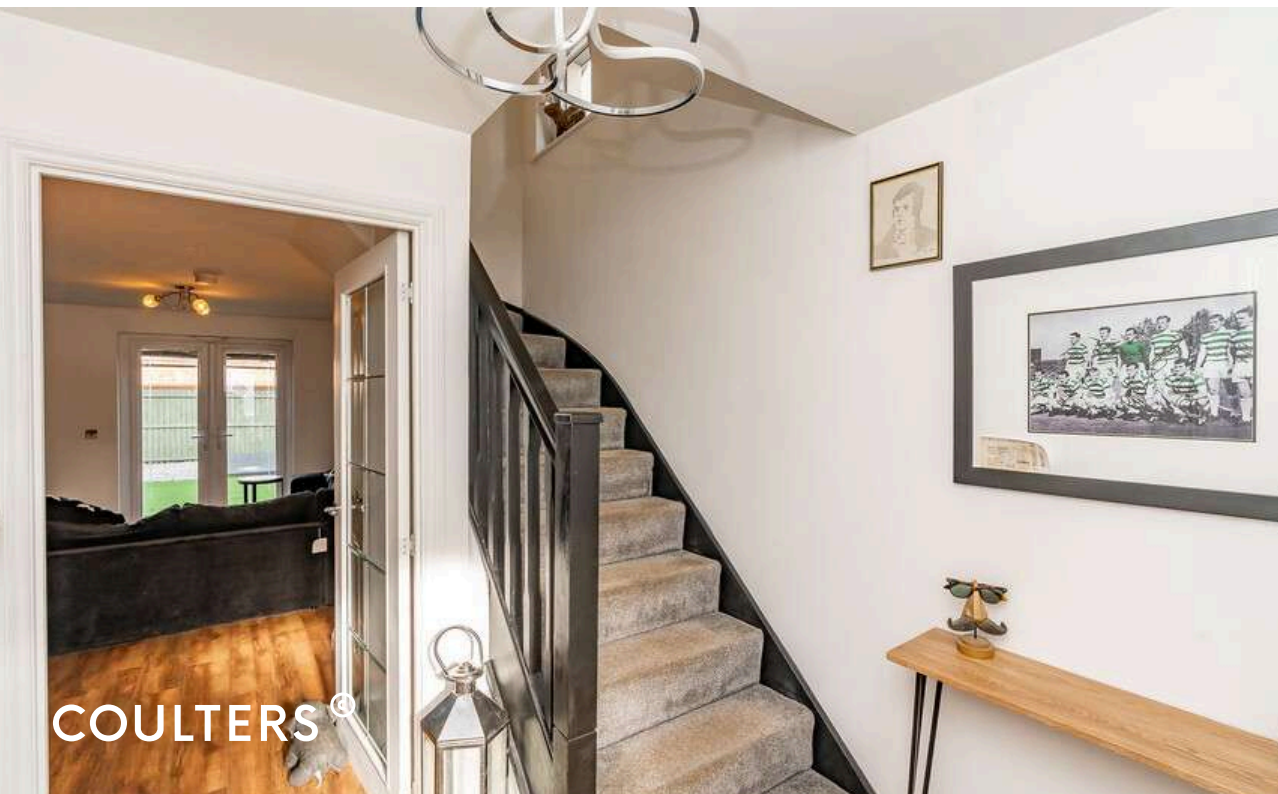
Nestled just 20 miles northwest of Edinburgh, Dunfermline serves as a vibrant hub combining modern amenities with ancient landmarks.

Stroll through the picturesque streets lined with charming shops, cafes, and parks, or explore Pittencrieff Park, known as 'The Glen', which features beautiful gardens, walking trails, and a play area for families.

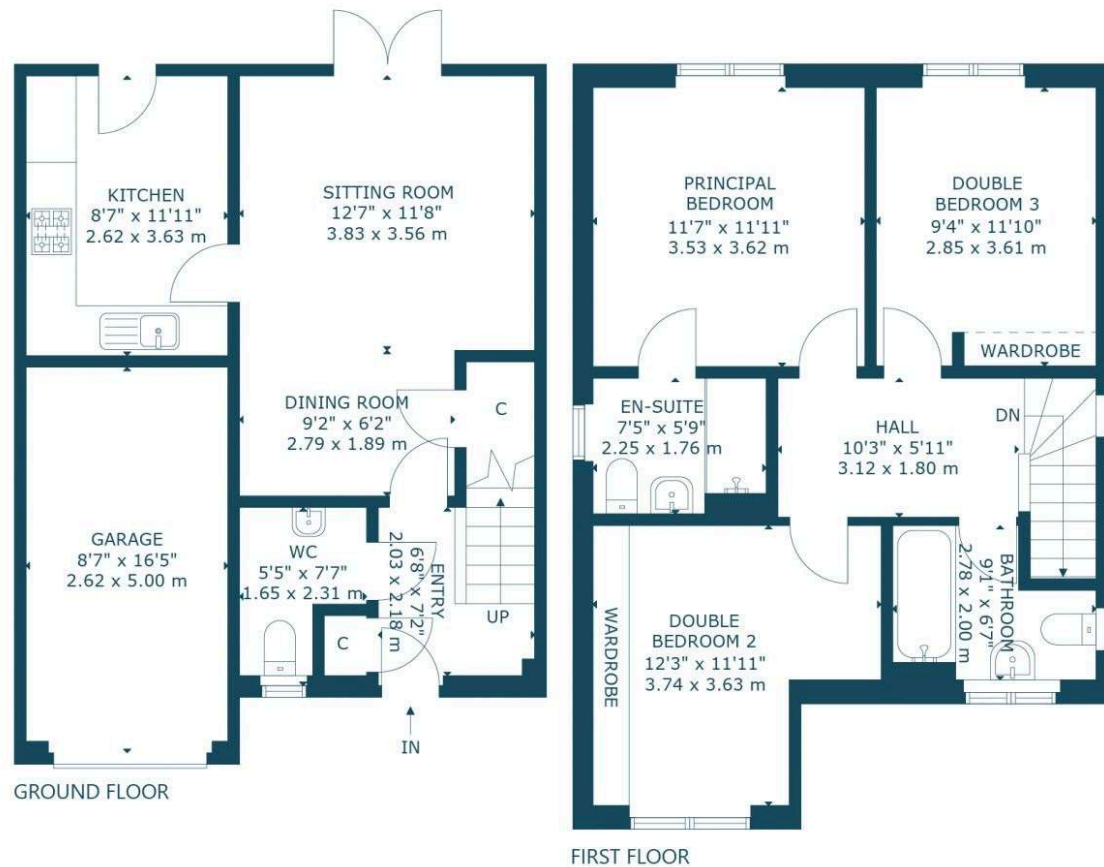
With excellent transport links, including bus and train services, Dunfermline is not only a delightful destination in its own right but also a convenient base for exploring the scenic landscapes of Fife and beyond.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,026 SQ FT / 95 SQ M
 GARAGE 141 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.