

27 Garvock Terrace

DUNFERMLINE, KY12 7UP



A stylish and spacious three-bedroom detached property with a driveway, a garage and an impressive garden



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McEwan Fraser Legal are delighted to present this impressive detached villa, set within a highly sought-after residential address in Dunfermline. Offering generous accommodation and an exceptional standard of finish throughout, the property is perfectly positioned within walking distance of the town centre and the mainline railway station, with direct services to Edinburgh. A nursery, two highly regarded primary schools, two high schools and a supermarket are all close at hand, making this an ideal home for modern family living.

The property is set back from the street and benefits from a private driveway, garage and electric vehicle charging point, ensuring both convenience and practicality.

THE LIVING ROOM



Upon entering, a welcoming reception hallway is enhanced by a striking archway detail, immediately establishing a tone of understated luxury. The ground floor accommodation is spacious and versatile. A beautifully proportioned living room enjoys large picture windows that flood the space with natural light, while a central fireplace provides a warm and elegant focal point.

THE KITCHEN/DINER



To the rear, the heart of the home lies in the expansive open-plan kitchen and dining area. Designed for both everyday living and entertaining, this exceptional space features bi-fold doors opening directly onto the garden, effortlessly blending indoor and outdoor living. The kitchen has been finished to an exacting standard, complete with marble worktops, a central island incorporating a fitted Belfast sink, integrated appliances and contemporary spot lighting. Ample space is provided for formal dining, making it perfectly suited to social gatherings and family occasions.



A well-sized double bedroom with a generous built-in wardrobe offers flexibility as guest accommodation, a home office or additional family living space.

BEDROOM 1



THE BATHROOM



The principal family bathroom on the ground floor is generously proportioned and thoughtfully appointed, offering a separate bath and walk-in shower. Elegant tiled flooring and wall panelling enhance the clean, airy aesthetic, creating a refined and relaxing environment.





A staircase leads to the upper level, where two further well-proportioned double bedrooms benefit from Velux windows, built-in storage cupboards and elevated views across Dunfermline. A beautifully finished shower room completes the upper accommodation.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



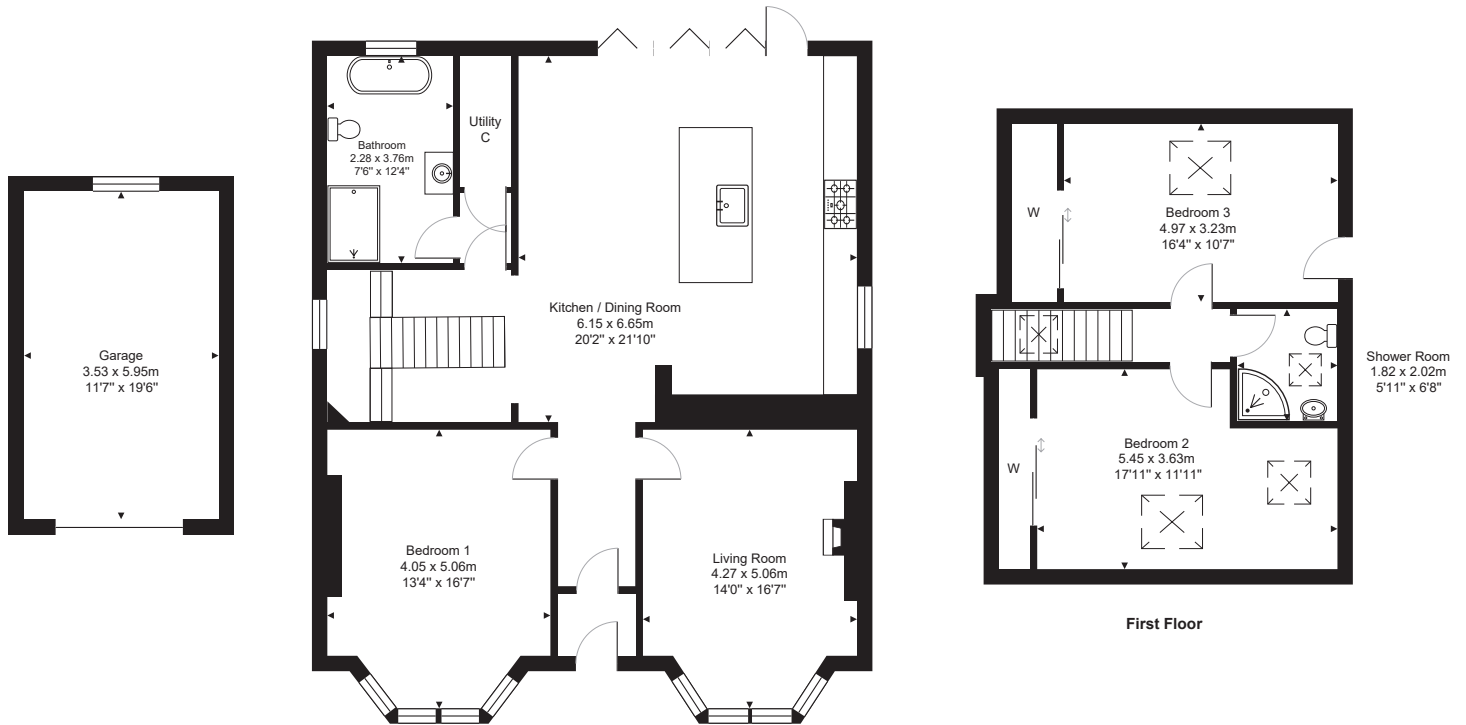
Externally, the property boasts a substantial rear garden arranged over tiers, providing distinct areas for relaxation and recreation. A paved terrace sits at the lower level, while a generous lawn extends above. A decked area positioned midway captures the sun and offers an ideal setting for outdoor dining. The inclusion of a garage further enhances the practicality of this outstanding family home.

This represents a rare opportunity to acquire a detached property of quality and distinction in a prime Dunfermline location.

EXTERNALS & VIEW

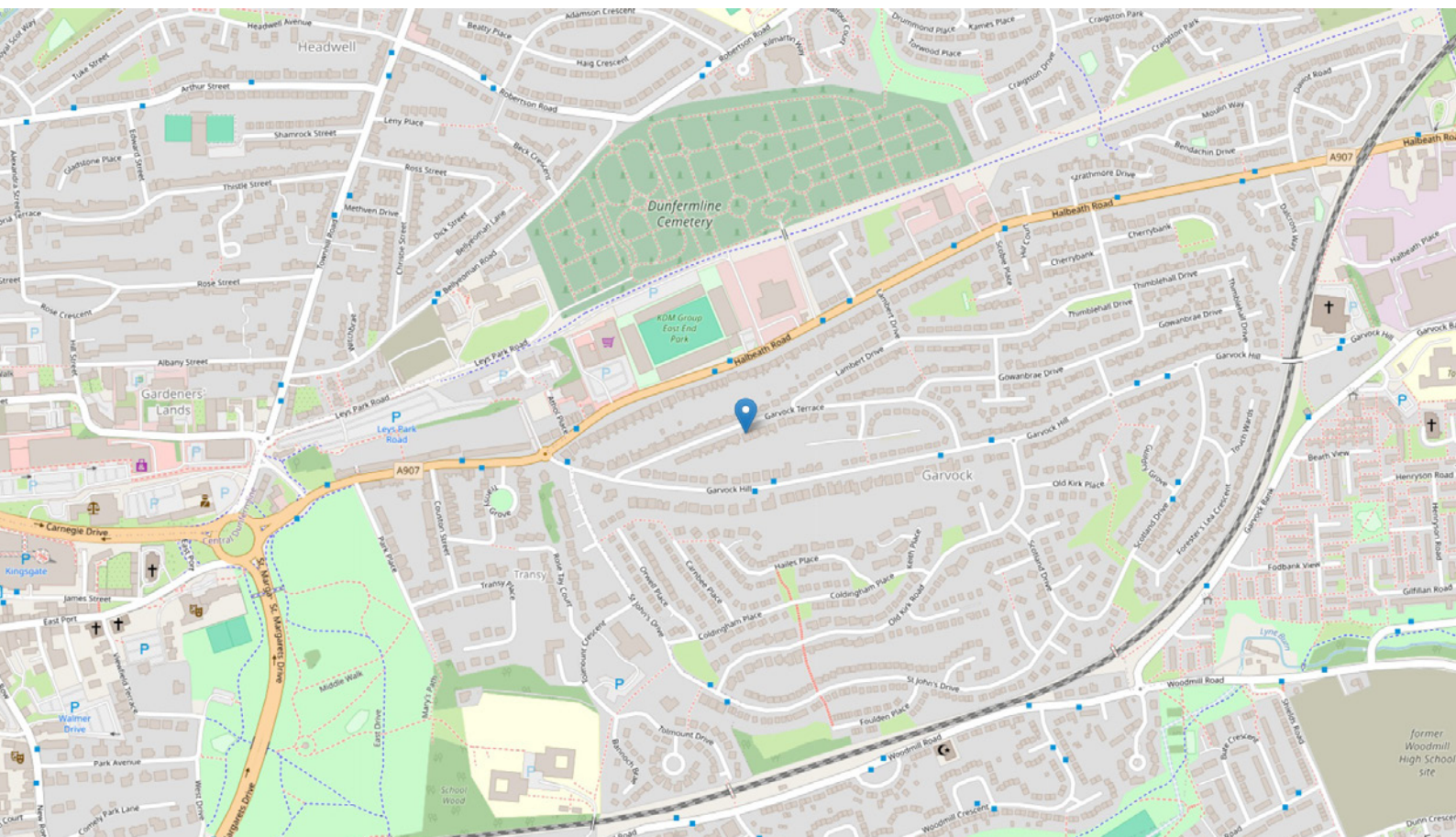


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 165m² | EPC Rating: D



THE LOCATION

Situated within a highly desirable residential setting in Dunfermline, Garvock Terrace enjoys an enviable position combining peaceful surroundings with excellent connectivity. Dunfermline is a historic and vibrant city offering a wide range of amenities, including retail parks, independent shops, cafés, restaurants, leisure facilities and well-regarded schooling at both primary and secondary levels.





The property is conveniently located within walking distance of the city centre and Dunfermline Town railway station, providing regular mainline services to Edinburgh, making it ideal for commuters. The area is also well served by local bus routes and offers easy access to the M90 motorway, ensuring swift travel across Fife and beyond.

For families, the location is particularly appealing, with nurseries, reputable primary schools and high schools all close by. Supermarkets and everyday amenities are within easy reach, adding to the home's practical appeal.

Dunfermline itself is steeped in history and culture, home to the beautiful Dunfermline Abbey and Pittencrieff Park, offering expansive green space, woodland walks and leisure facilities. The area perfectly balances city convenience with access to outdoor pursuits, making it a highly sought-after place to call home.



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