

2 Killochan Way

DUNFERMLINE, FIFE, KY12 0XT



WONDERFUL FOUR BEDROOM HOUSE
LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC



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We are delighted to offer to the market this lovely four-bedroom detached villa, positioned on an enviable plot in a highly sought-after location. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The spacious lounge is naturally bright and neutrally finished, with lovely views from the south-facing window. The fully fitted kitchen/dining area has been beautifully fitted to include a quality range of floor and wall-mounted units with striking worktops and splash-backs, which provides a fashionable and efficient workspace. The kitchen further benefits from free-standing appliances. The utility room provides plumbing facilities for a washing machine and a door leading to the rear gardens. The dining room is positioned to the front of the property with lovely views.



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The feature staircase leads up to the upper level of the accommodation, where you will find four generous-sized bedrooms all with built-in wardrobes, which provide excellent storage space. The master bedroom also benefits from an en-suite bathroom. The contemporary four-piece family bathroom completes the property internally.





Bedroom 2





Bedroom 3



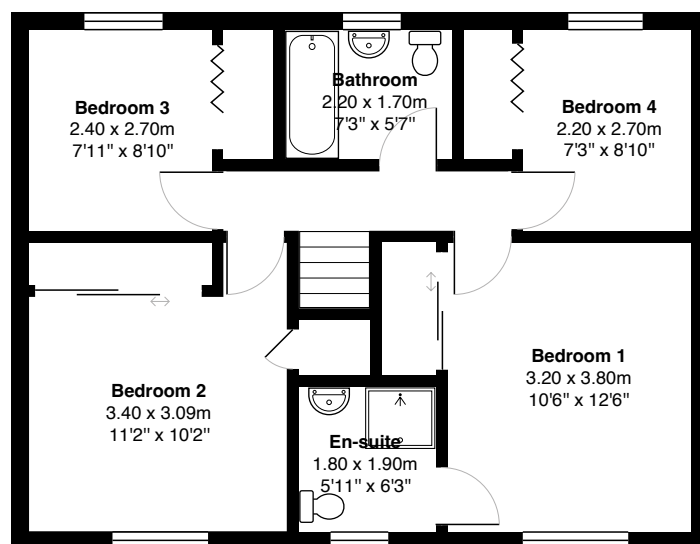
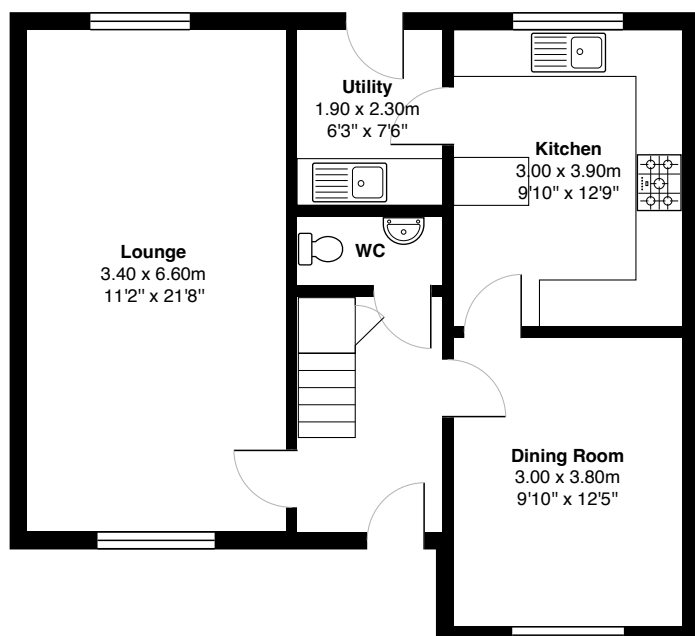


Bedroom 4









Gross internal floor area (m²): 116m²

EPC Rating: D

Floor Plan

Externally, the property can be accessed via the large drive leading to the garage. There are, also, well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing and gas central heating.

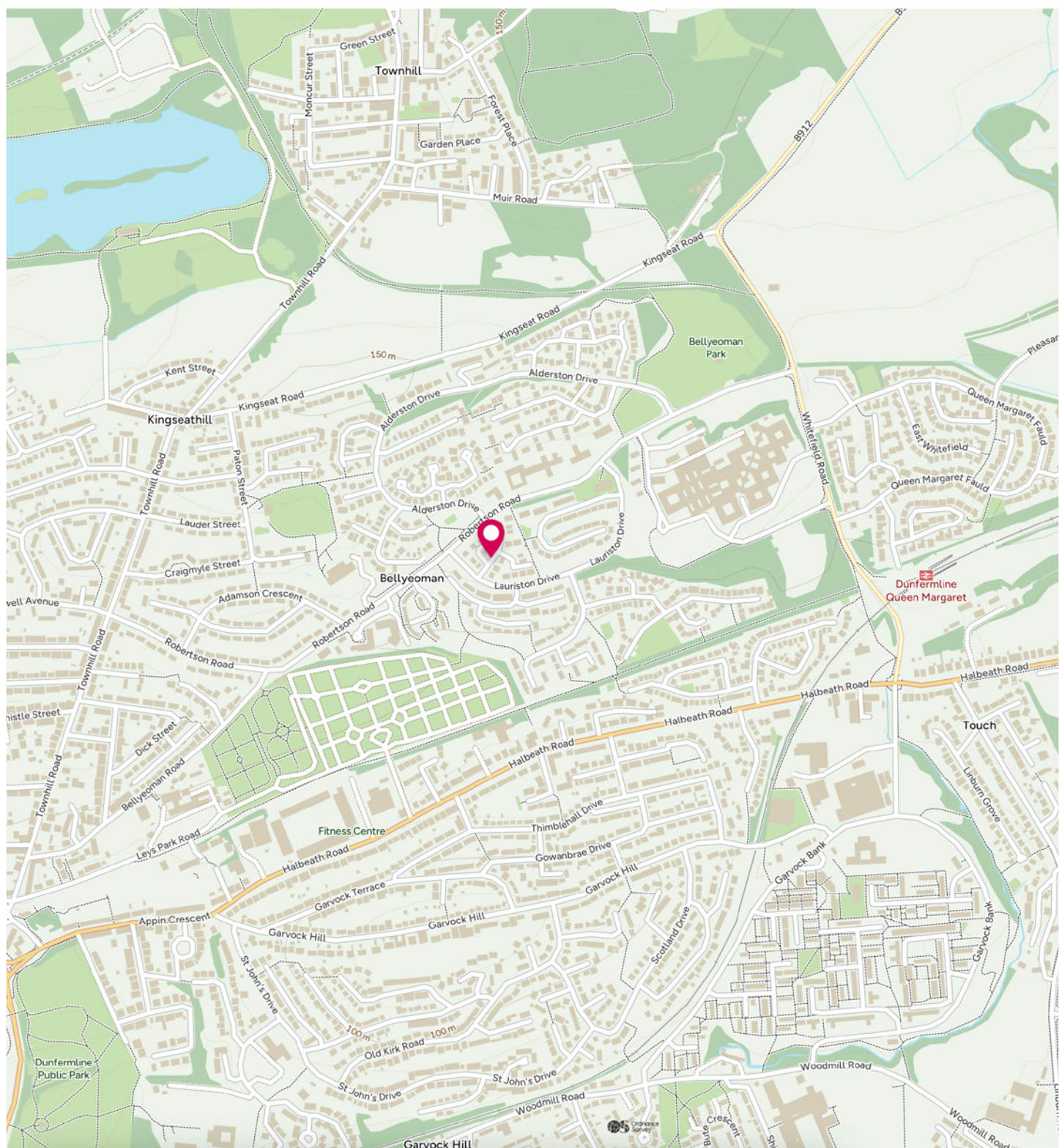




Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.



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