

maloco  
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parker

Solicitors & Estate Agents

3

Grange Wynd, DUNFERMLINE, KY11 8QW



*Working harder for you*



4 bedrooms



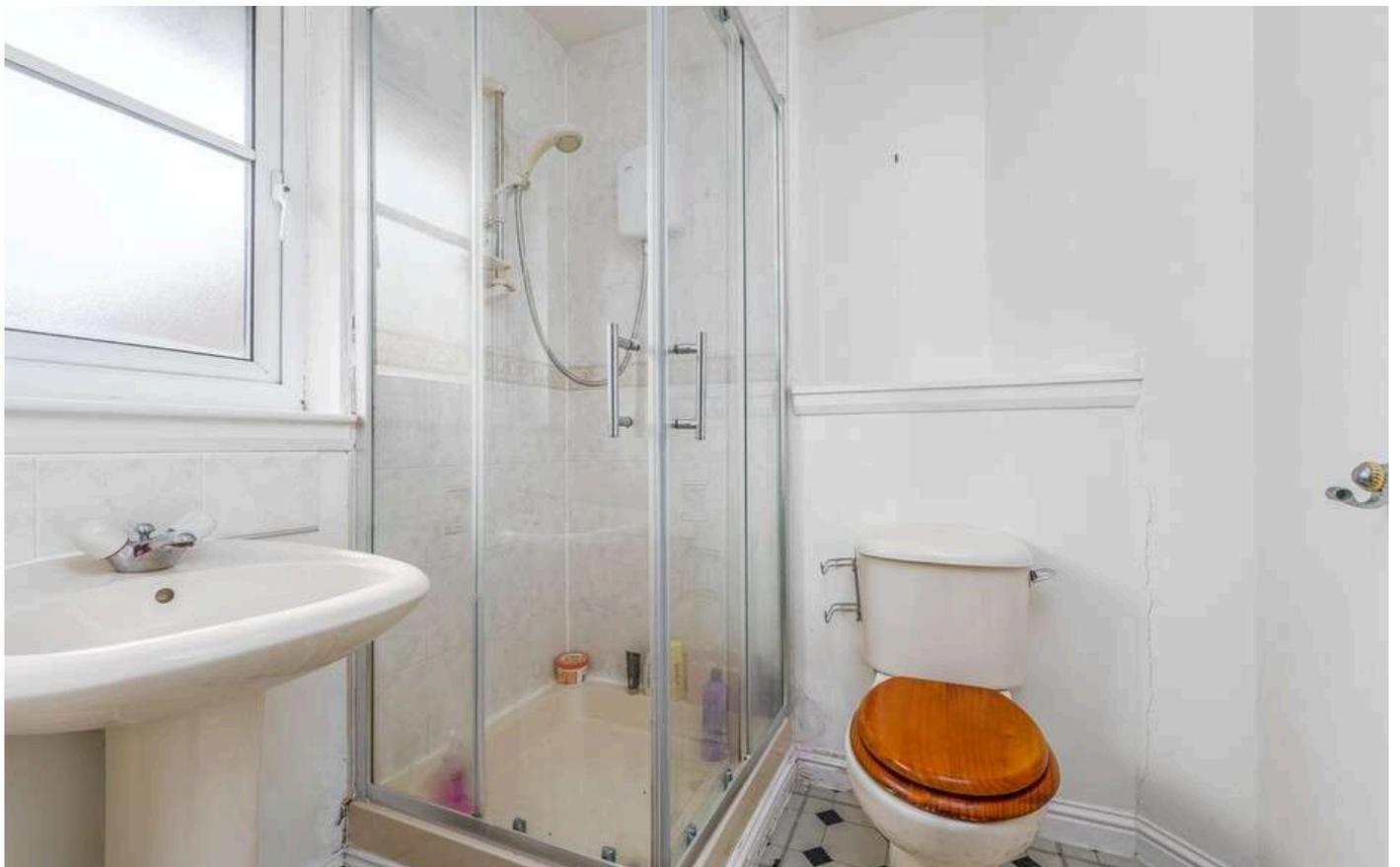
2 public



2 bathrooms



- + A modern, four bedroom detached home, conveniently located within a quiet residential development to the south of Dunfermline
- + Popular location with property rarely available, 3 Grage Wynd will make a perfect family home with amenities close to hand
- + Ideally located for amenities including shops, restaurants, and both primary and secondary schooling within walking distance
- + For the commuter, easy access onto M90 motorway, railway stations via Dunfermline or Rosyth and bus links to Edinburgh
- + Entrance hall with WC leading through to a full length lounge and dining room
- + Kitchen is large enough to accommodate a breakfast table and chair set and comes with a range of floor and wall mounted storage. Separate utility room
- + Master bedroom with built in wardrobe space and e suite shower room
- + Three additional bedrooms with storage available
- + Family bathroom with three-piece suite and shower over the bath
- + Large gardens, driveway and single garage
- + Gas Central Heating and double glazing
- + Viewing comes highly recommended to appreciate this perfect home close to amenities

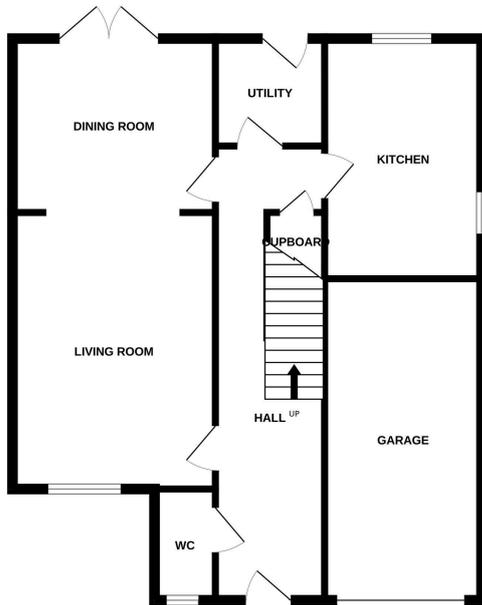




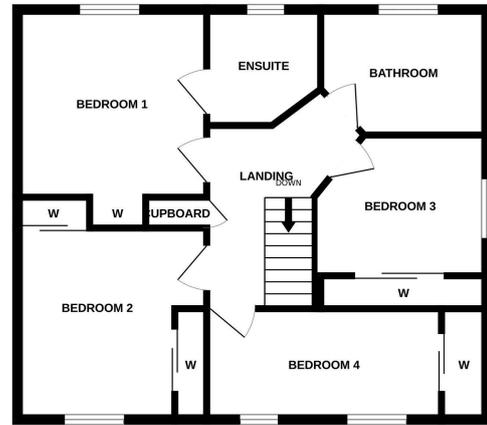




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Living Room	4.74 m x 3.52 m / 15'7" x 11'7"	Bedroom 3	2.70 m x 2.89 m / 8'10" x 9'6"
Dining Room	2.98 m x 3.52 m / 9'9" x 11'7"	Bedroom 4	2.26 m x 4.12 m / 7'5" x 13'6"
Kitchen	4.10 m x 2.67 m / 13'5" x 8'9"	Utility Room	1.80 m x 1.85 m / 5'11" x 6'1"
Bedroom 1	3.64 m x 3.28 m / 11'11" x 10'9"	Bathroom	1.76 m x 2.72 m / 5'9" x 8'11"
Bedroom 2	3.29 m x 3.08 m / 10'10" x 10'1"		



Sharing is caring!

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