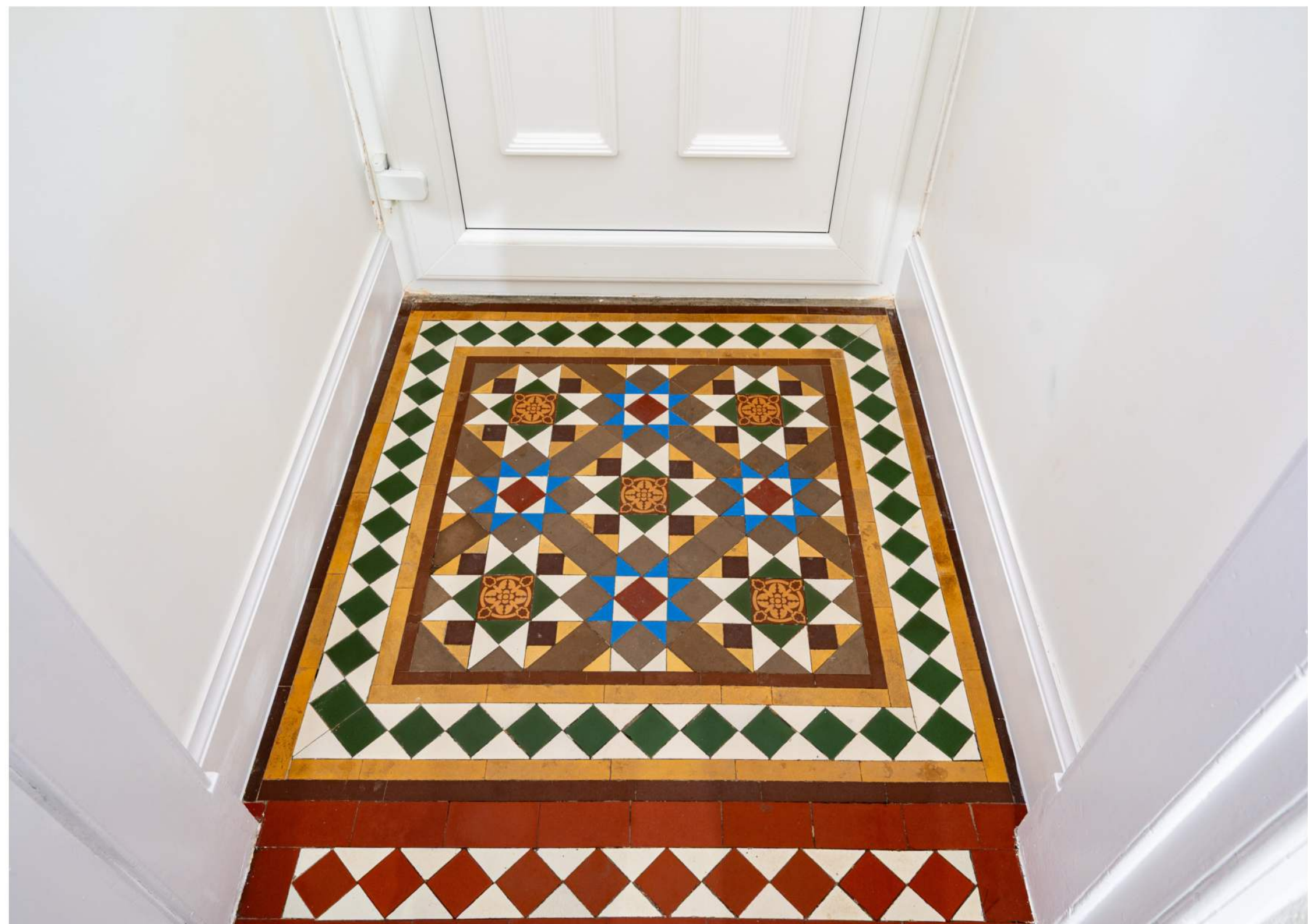




83 Appin Crescent, Dunfermline, KY12 7QT
Offers Over £125,000



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional, two-bedroom, ground floor flat located within a convenient location within walking distance of Dunfermline city centre and it's amenities
- A perfect home for first time buyers or buy to let investors, recently upgraded throughout and offered in move in condition
- Upgrades include new radiators, boiler and boasts period features throughout
- Living room sits to the rear of the home and offers space for a table and chair set for dining
- Contemporary, recently installed kitchen with a good selection of floor and wall mounted storage and access to rear
- Large master bedroom with ample room for free standing furniture
- Second bedroom
- Shower room with WC, wash hand basin and mains fed shower
- On street parking available nearby
- Private gardens to the rear with communal drying green and wash house
- Transport links via nearby Dunfermline Train and Bus Stations with further links available at Halbeath and Inverkeithing Park and Ride, as well as the M90 motorway circa 2 miles from the property connecting throughout central Scotland
- Conveniently located for Dunfermline's city centre, offering a range of amenities including shops, supermarkets, restaurants and bars that can all be reached on foot. Leisure facilities available within walking distance and fantastic outdoor spaces within Dunfermline's Public Park and Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Viewing is a must to fully appreciate this excellent first-time home within an excellent city centre location



Location

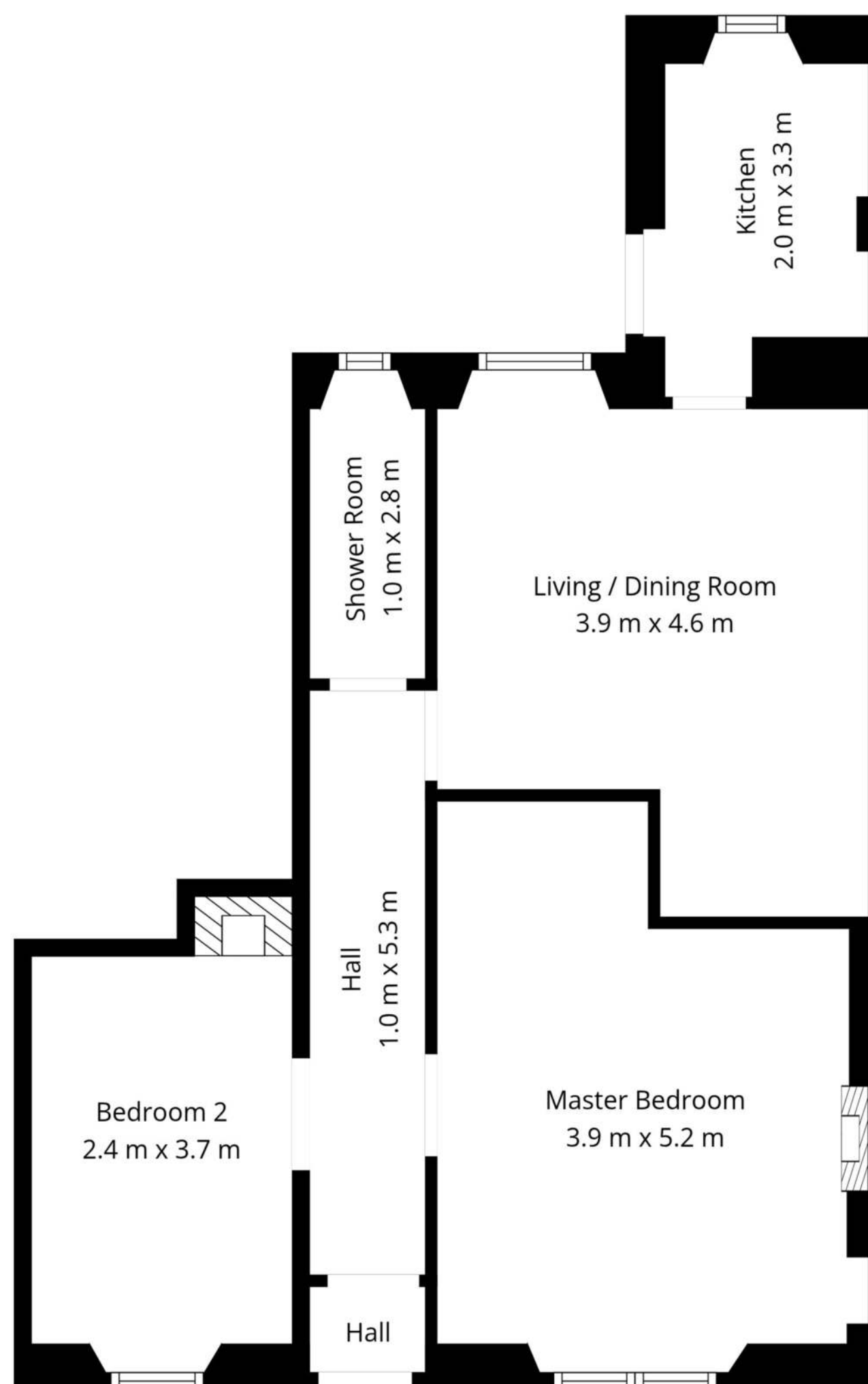
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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.





TOTAL: 60 m2
Ground floor: 60 m2
EXCLUDED AREAS: WALLS: 7 m2

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



Enquiries

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

