





Key Features

 1 Bedroom

 1 Public

 1 Bathroom

- A well-presented, one bedroom upper flat, situated within the ever-popular Pitcorthie area of Dunfermline
- An ideal first time home or buy to let investment with a good selection of amenities within Pitcorthie and throughout Dunfermline. The city centre offers various shops, bars and eateries with various Supermarkets throughout Dunfermline
- Lovely, quiet location with an abundance of walks and green spaces available within Pitcorthie
- Transport links include the M90 motorway as well as various railway stations within Dunfermline and nearby Inverkeithing and Rosyth. Local bus routes as well as bus links and Park and Ride facilities to Edinburgh
- Walking distance to Pitreavie Golf Club and amenities outside the city include Fife Leisure Park with various coffee shops, leisure facilities and a ten screen cinema
- Private resident's parking space and main door entry
- Front facing living room with space for a small table and chair set. Rear hallway with additional storage
- Double bedroom boasts a large built in mirrored wardrobe
- Kitchen comes equipped with both floor and wall mounted units, room to house white goods and worktop space
- An excellent first time home within a sought-after residential location. Viewing comes highly recommended



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: 47 m2
FLOOR 1: 3 m2, FLOOR 2: 44 m2
EXCLUDED AREAS: WALLS: 5 m2

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



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