





Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

Situated within a modern, factored development, 48 Peploe Rise is an immaculately presented two-bedroom first floor apartment, forming part of a desirable four-in-a-block setting. The property offers a contemporary, low-maintenance lifestyle and is finished to a high standard throughout, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors. Peploe Rise enjoys a quiet residential setting while remaining extremely convenient. Local shops and everyday amenities are close by, with Dunfermline city centre just a short distance away, offering a wide range of retail, leisure and dining options. The area is especially well placed for commuters, with swift access to the M90 connecting to Edinburgh, Perth and the wider motorway network. Nearby railway stations provide regular services to Edinburgh, and local bus routes offer easy travel around Dunfermline and surrounding areas.

The accommodation is well laid out and easy to live in, with a bright and welcoming living space that provides plenty of room for both relaxing and dining. The spacious kitchen is neatly appointed, with a good selection of storage and free-standing white goods complementing the overall clean, presentable feel of the home. Both bedrooms are well proportioned, with the principal bedroom offering fitted wardrobes and ensuite shower room, while the second bedroom works equally well as a guest room, home office or dressing room. A three-piece suite bathroom completes the accommodation.

Residential parking available.

Factoring - Hacking and Paterson. Stair Cleaning and garden maintenance are included in the monthly charges.

EPC Rating - C
Council Tax - D





Location

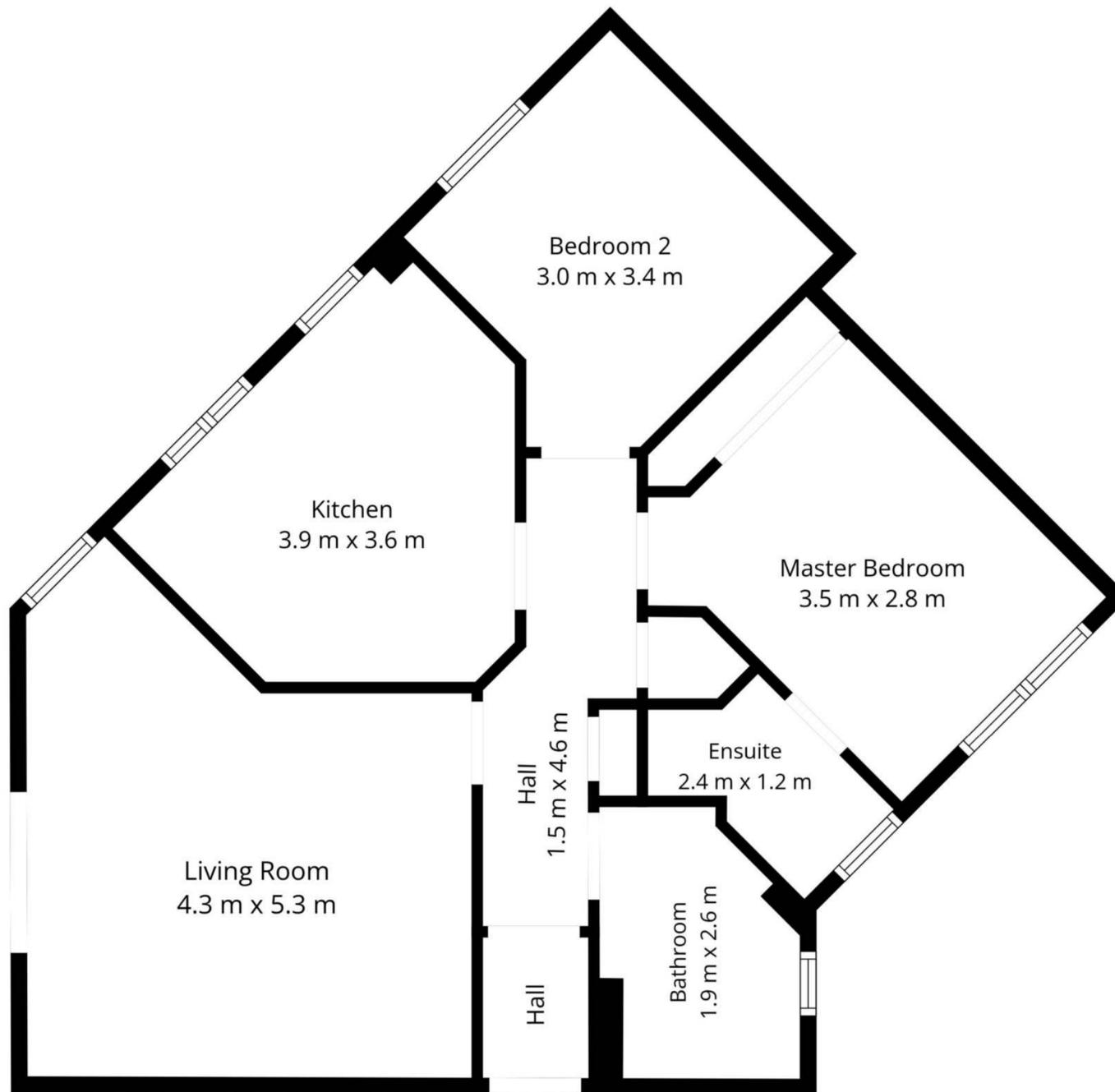
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 68 m2
 Ground floor: 68 m2
 EXCLUDED AREAS: WALLS: 5 m2

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



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



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

