



22E Brucefield Avenue, Dunfermline, KY11 4SX
Offers Over £120,000



Key Features

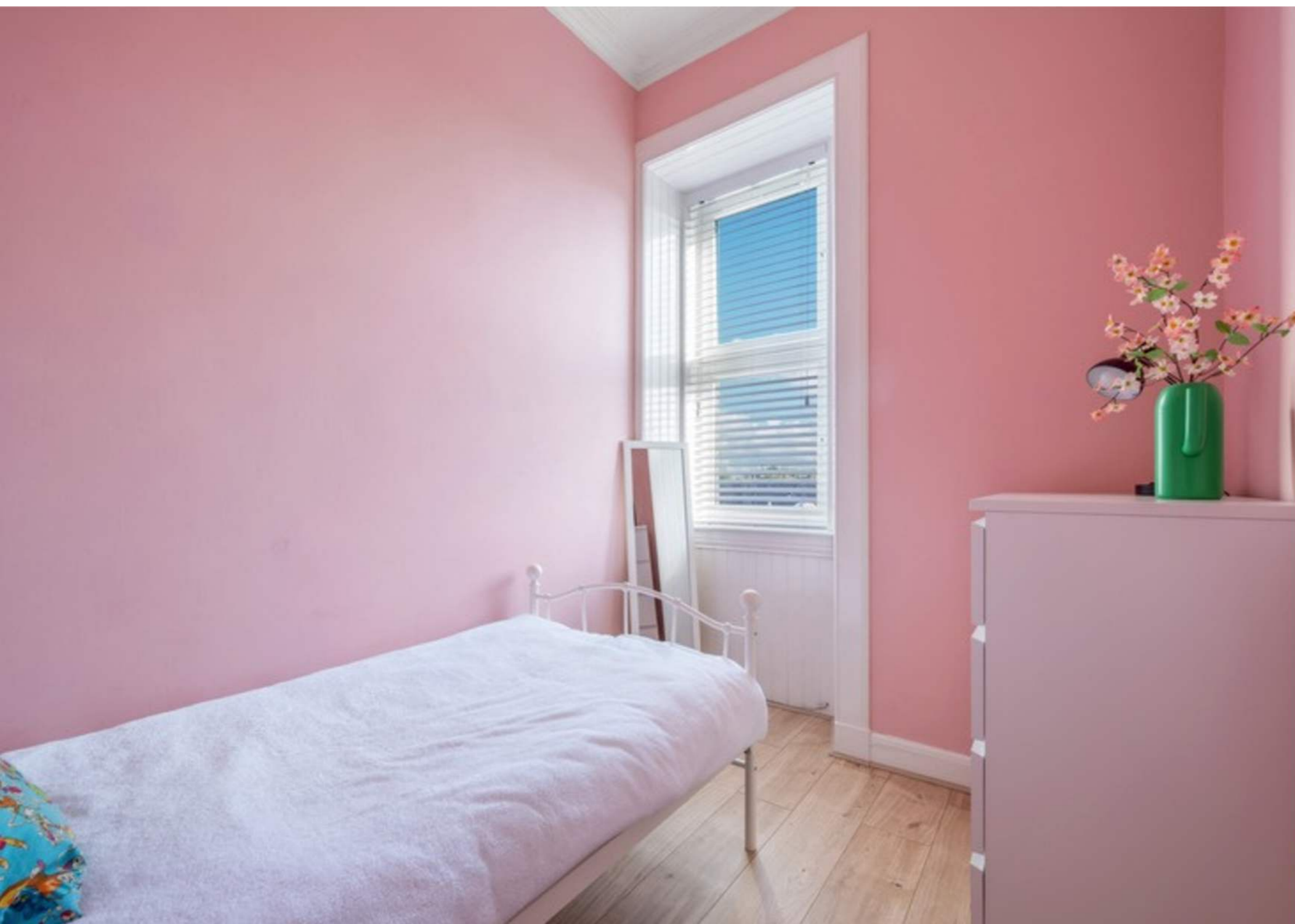
 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional, top floor flat located within a highly sought after residential setting close to Dunfermline's city centre and amenities
- A popular setting, comprising of traditional homes offering an excellent first time home with Dunfermline City Railway Station less than a five minute walk from the home
- Additional transport links available throughout the city via local bus routes, Park and Ride facilities within Halbeath and Inverkeithing and the M90 motorway linking throughout central Scotland
- Various amenities available close to hand including supermarkets, restaurants and bars and outdoor spaces via Dunfermline's Public Park and Pittencrieff Park, gifted to the city by famous Philanthropist and Industrialist Andrew Carnegie
- Ample on street parking available and communal gardens and drying green to the rear
- Well-presented throughout, the accommodation consists of a living room with space for a table and chair set for dining
- Modern kitchen with excellent storage and room for white goods
- Bathroom with WC, wash hand basin and wet wall finish over the bath
- Double bedroom with traditional cornicing and built in press, second single bedroom
- A fantastic first time home or buy to let investment and viewing comes highly recommended





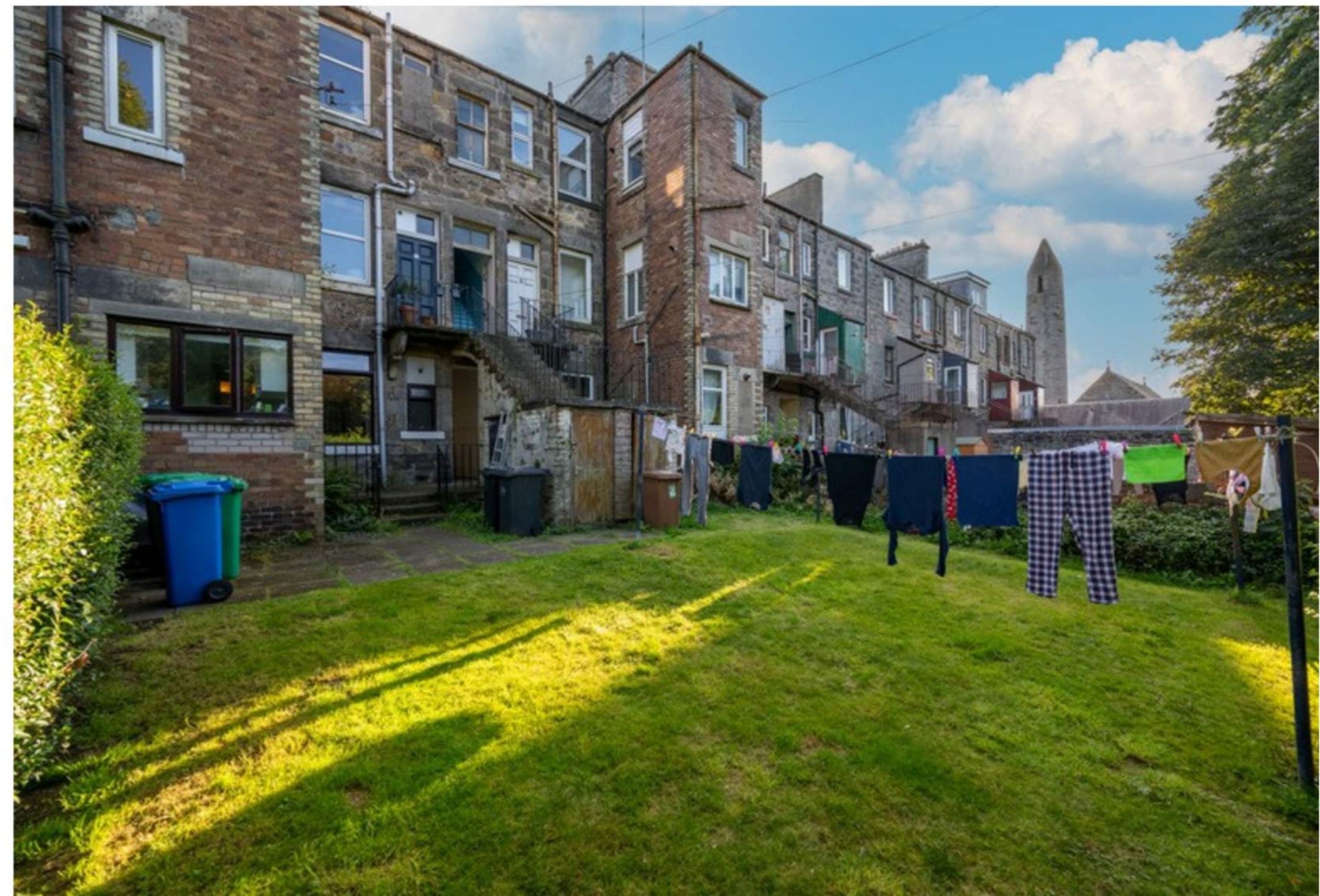
Location

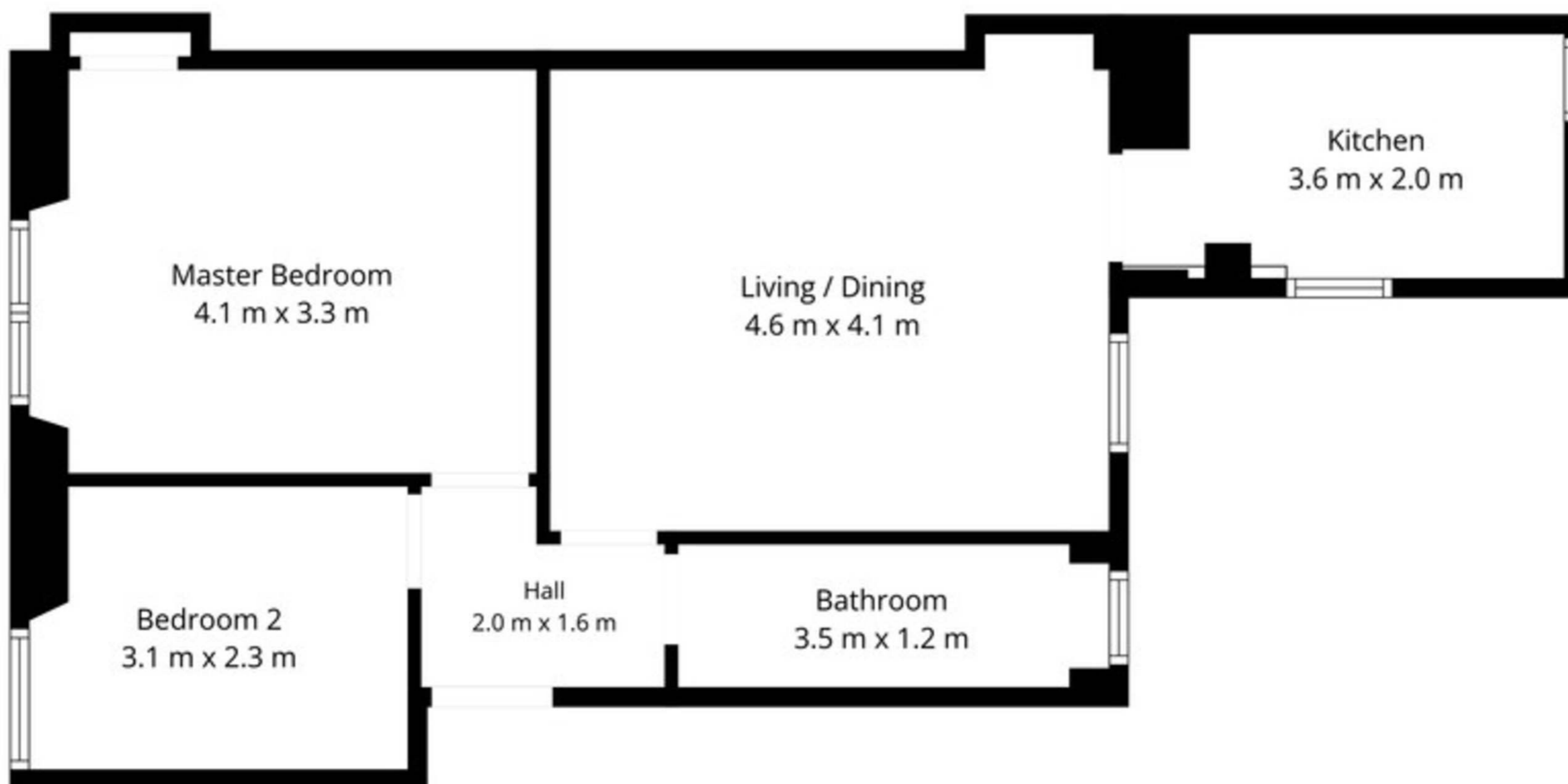
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 55 m2
FLOOR 1: 55 m2
EXCLUDED AREAS: WALLS: 5 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.