





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- A three bedroom first floor flat within a fantastic location close to Dunfermline city centre and all its amenities
- A perfect home for first time buyers with private resident's parking, garden and main door entry
- Main door entry on the ground floor with internal stairs leading to hallway
- Large front facing living room leading to kitchen with a good selection of floor and wall mounted storage and room to house white goods. White goods included within the sale
- Master bedroom with two sets of built in storage and ample room for free standing furniture
- Two additional bedrooms and family bathroom with three piece suite
- Private parking space and easy maintenance, private gardens to the rear
- 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 Pittencrieff Park on the doorstep, gifted to the city by famous philanthropist Andrew Carnegie
- Viewing is a must to fully appreciate this excellent first-time home or investment property with a highly sought after city centre location



Location

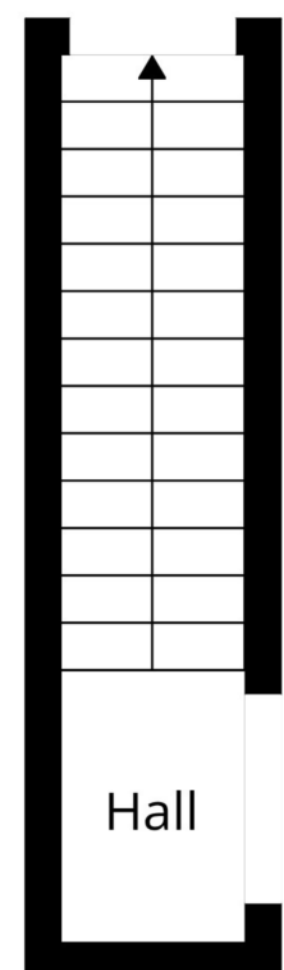
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

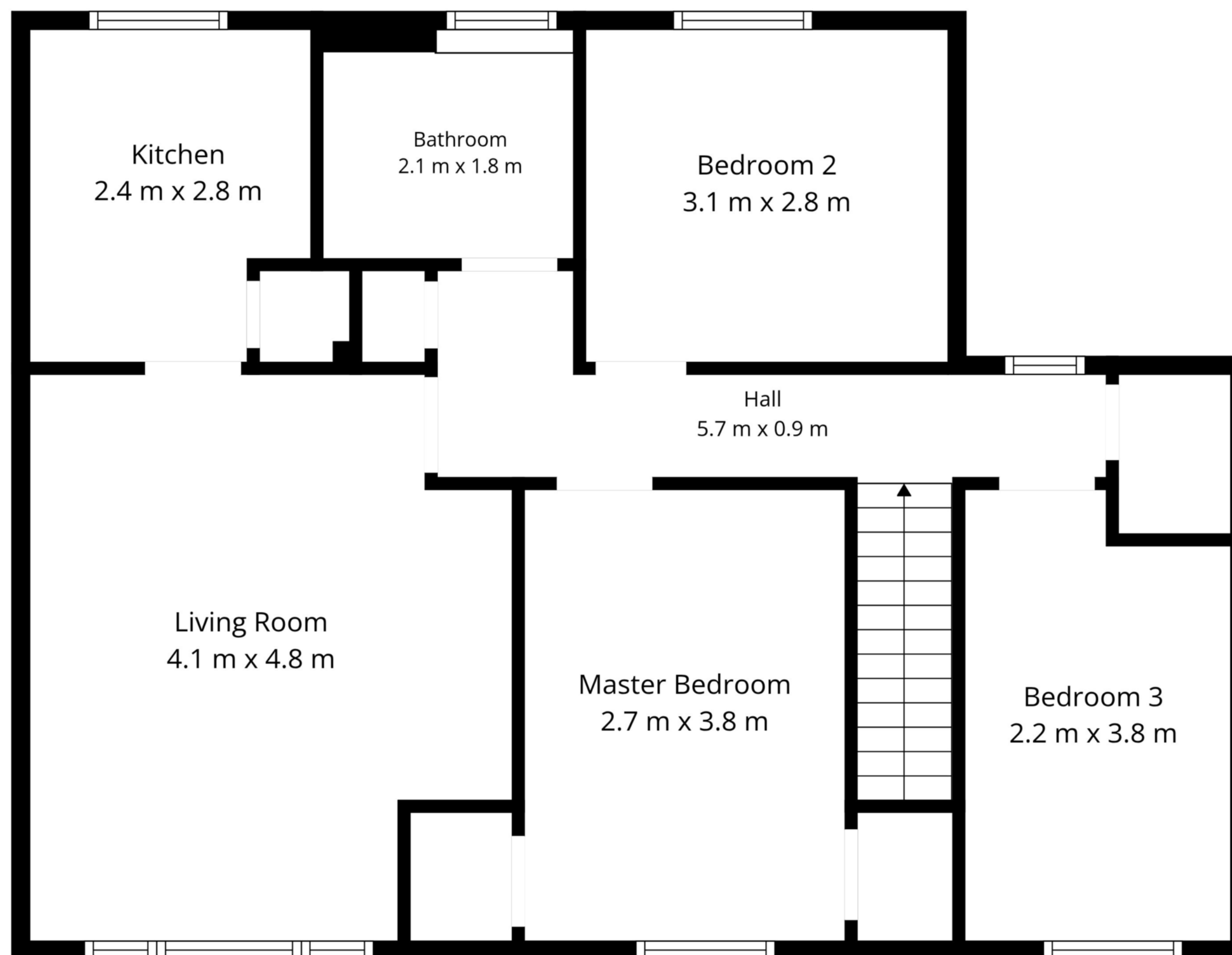
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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.





1st Floor



2nd Floor



TOTAL: 75 m²
 BELOW GRADE: 3 m², 2ND FLOOR: 72 m²
 EXCLUDED AREAS: WALLS: 8 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.