



4 Lady Campbells Court, Dunfermline, KY12 0LJ
Offers Over £175,000



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A well-presented two-bedroom terraced house situated within a quiet residential setting within a modern development close to the city centre's amenities
- Forming part of a traditional conversion, the home is ideal for first time buyers and investors with the city centre only minutes' walk
- Ideal for amenities with leisure facilities within walking distance at nearby Carnegie Leisure Centre as well as Dunfermline city centre offering various shops, restaurants and bars. Additional amenities outside of the city centre include Fife Leisure Park, offering a variety of indoor and outdoor facilities, restaurants and a ten screen cinema
- Transport links via Dunfermline Railway Station, around a 15 minute walk from the property and the M90 motorway links to Edinburgh and throughout central Scotland
- Bus station within Dunfermline offering both local routes and links to Edinburgh and Glasgow
- Entrance hall leading to lounge Modern, breakfast kitchen with a range of storage options and room to house white goods located on the ground floor
- Landing, leading to two double bedrooms with ample room for free standing furniture
- Family bathroom with three-piece suite
- Resident's parking and off-street parking
- Gas CH and D.G
- Excellent opportunity to purchase a luxury traditional property that has easy access to the town centre, M90 motorway and train station





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.





Ground Floor

1st Floor

TOTAL: 71 m2
 Ground floor: 36 m2, 1st floor: 35 m2
 EXCLUDED AREAS: WALLS: 9 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.