



39 Skibo Court, Dunfermline, Fife, KY12 7EW

Beautifully Presented, One-Bedroom, Ground-Floor Apartment

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Property Description

Beautifully presented, one-bedroom, ground floor apartment, forming part of this historic B-listed 19th-century building (previously Lauder Technical School). Conveniently located in the heart of Dunfermline's historic city centre.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, and a bathroom.

An ideal starter home, with a quiet and leafy position, close to superb transport links

Excellent Location – Just a 7-minute walk to the train station, ensuring quick and easy commuting.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring, double glazing and HIVE gas central heating. The development includes an allocated parking space, a secured entry system, a shared bike store and well-maintained shared gardens.

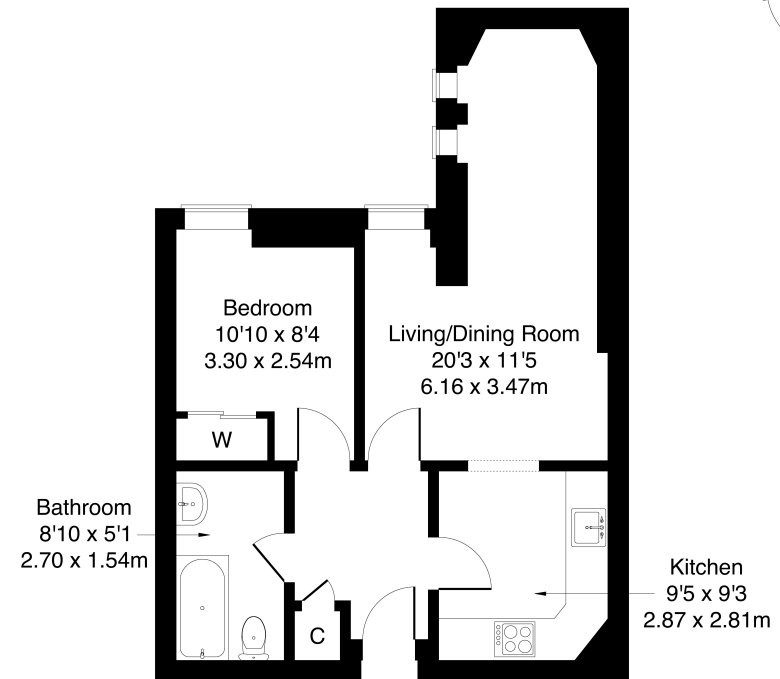
Step into an inviting entrance hall that seamlessly connects all areas of the home. The spacious living and dining area boasts stylish wood-effect flooring, a central light feature, and a convenient pass-through, creating an ideal space for relaxing or entertaining. The contemporary fitted kitchen is designed with practicality in mind, featuring tiled-effect flooring, wood-effect worktops, a sleek tiled splashback, and a sink with a drainer. Included freestanding appliances comprise a gas cooker, fridge and a washer/dryer, ensuring everyday convenience.

The comfortable bedroom offers a soft carpeted finish, a built-in wardrobe with mirrored sliding doors, a central light fitting, and a generously sized window that fills the room with natural light. Completing the property is a modern three-piece bathroom, finished with tiled flooring and a stylish stone-effect splashback, providing both elegance and functionality.



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Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dunfermline is a vibrant, historic city, now the largest in Fife, and a long-time favourite with commuters thanks to outstanding transport links. The nearby M90 gives fast road access to Edinburgh, Perth and Dundee, while Dunfermline Railway Station, just a 7-minute walk away, offers regular services into Edinburgh, making daily commuting straightforward. Local connectivity is further strengthened by an extensive bus network and the Park & Ride facility at Halbeath. Shopping and everyday convenience are well catered for: residents have the Kingsgate Shopping Centre, Halbeath Retail Park, and a choice of major supermarkets, including ASDA, Tesco, and ALDI, all within easy reach. A strong community feel is supported by a wide range of amenities, leisure facilities, and respected educational provision, notably Fife

Green space is another of Dunfermline's great assets. The expansive Pittencrieff Park, together with Townhill Park and Dunfermline Public Park, provides ample room for walking, play areas, sports and year-round outdoor enjoyment. Altogether, Dunfermline combines rich heritage, excellent transport connections, plentiful amenities and generous open spaces, an appealing setting for homeowners, families and commuters alike.





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