





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional, first floor flat situated within one of Dunfermline's most sought after residential settings
- Well-presented throughout with gardens to the rear
- A popular location amongst first time buyers and families within Dunfermline's Pittencrieff Park only minutes' walk from the front door. Gifted to the city by the famous industrialist and philanthropist, 'The Glen' offers 76 acres of recreational facilities for children's play, greenhouses and woodland walks
- Walking distance from the city centre, with a variety of retail, leisure facilities and various pubs and restaurants. Additional amenities include Dunfermline's Library and Gallery and the historic abbey, resting place of King Robert the Bruce.
- Train station within the city with a regular service to Edinburgh and bus station with both local and national services. Halbeath Park and Ride offers transport to Edinburgh Airport and the M90 Motorway, connecting throughout Scotland is circa 3 miles from the home
- Entrance vestibule leading to internal hallway
- Open plan living room and kitchen with a good selection of floor and wall mounted storage and appliances
- Modern shower room with mains fed shower, WC and wash hand basin
- Two double bedrooms with built in wardrobe space within bedroom one
- Neat gardens to the rear and ample on street parking available within Dewar Street
- Excellent first time home and viewing comes highly recommended





Location

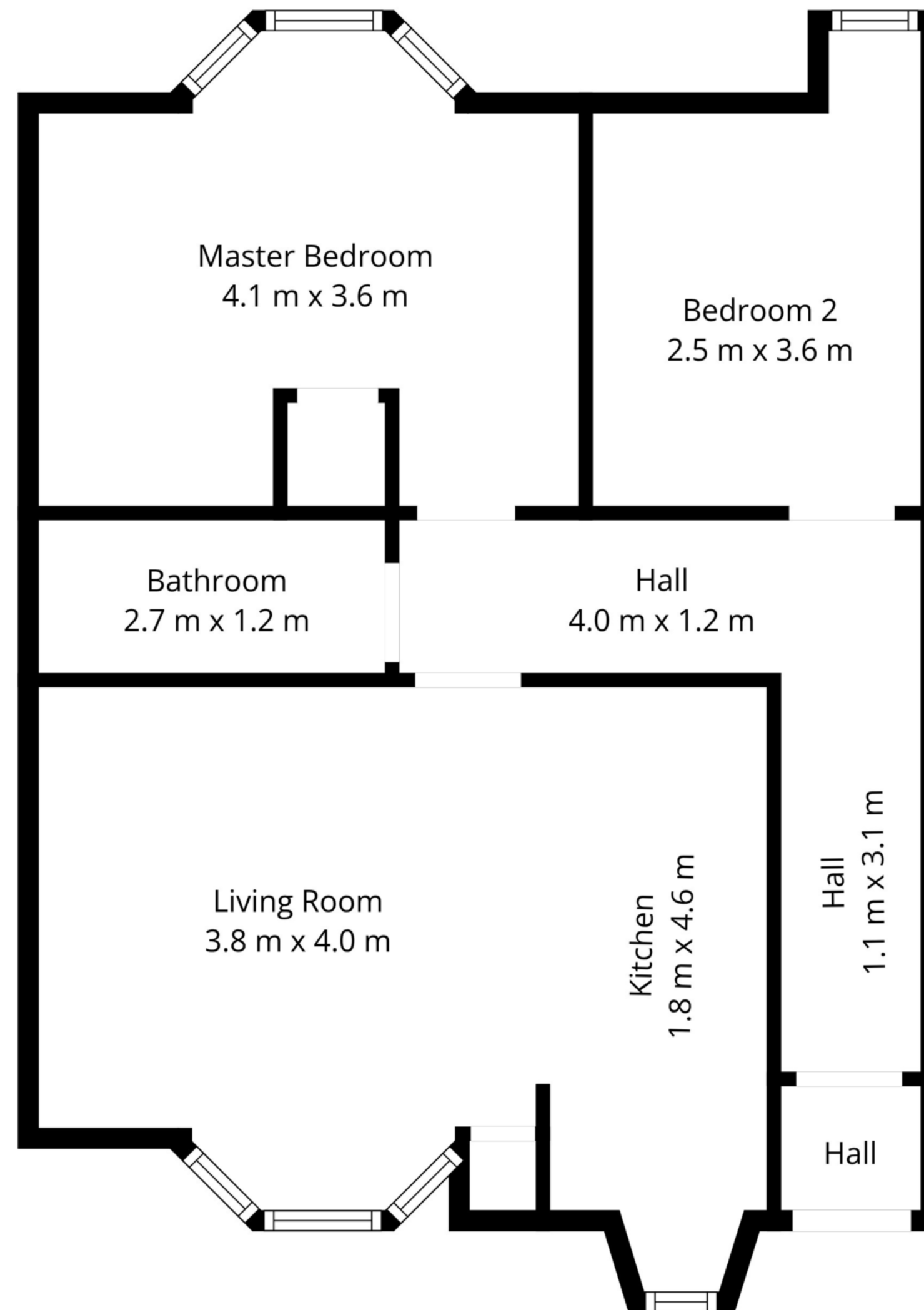
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 56 m2
1ST FLOOR: 56 m2
EXCLUDED AREAS: LOW CEILING: 0 m2, WALLS: 6 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.

