



17a Ross Lane, Dunfermline, Fife, KY12 8EA

Beautifully Presented Two-Bedroom, Ground-Floor Flat with a Private Patio

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Property Description

Beautifully presented, two-bedroom, ground-floor flat, forming part of a traditional stone-built terrace. Located on a particularly quiet side street, near the town centre of Dunfermline, Fife.

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

Tastefully finished throughout, with tall ceilings, contemporary internal doors, a fitted kitchen and a fully-tiled bathroom. In addition, there is double glazing, gas central heating, and superb storage, including two external stores.

There is a well-maintained shared garden to the rear, including a private patio, a shared drying green and a shared patio.

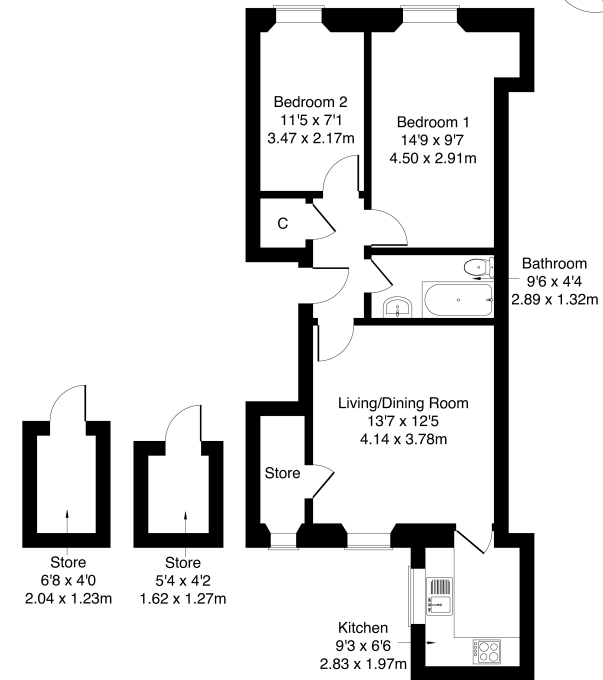
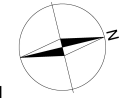
Upon entering the property, you're welcomed by a bright and beautifully presented hallway, with the living room to the right featuring carpeted flooring that creates a warm and inviting atmosphere. This space comfortably accommodates a decent-sized furniture set and includes a cupboard for additional storage. Flowing through to the kitchen from the living area, you'll find tiled flooring, granite-effect countertops, a sleek splashback, and a sink with drainer, along with an integrated oven, gas hob, and canopy extractor, plus space for a standalone fridge and one other appliance.

The property offers one double and one single bedroom, both lightly finished with carpeted flooring, with the main bedroom allowing space for standalone furniture. Completing the home is a fully tiled family bathroom, fitted with a three-piece suite and an electric shower over the bath.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Outbuildings

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 and historic city, the largest in Fife, and highly popular with commuters due to its excellent transport connections. The nearby M90 motorway offers direct routes to Edinburgh, Perth, and Dundee, while Dunfermline Railway Station provides regular train services to Edinburgh, making it ideal for daily commuting. The town boasts a diverse range of shopping options, including the Kingsgate Shopping Centre, Halbeath Retail Park, and several major

supermarkets such as ASDA. A thriving community spirit is supported by a wide variety of amenities, leisure facilities, and well-regarded educational institutions, including Fife College. Residents enjoy numerous outdoor spaces such as the expansive Pittencrieff Park, Townhill Park, and Dunfermline Public Park, offering plenty of opportunities for recreation. An excellent local bus network and the Park and Ride facility at Halbeath further enhance Dunfermline's accessibility.





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