





Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- A traditional three bedroom, terraced home located within the heart of Dunfermline's city centre
- Entrance hall leading to downstairs bathroom with three piece suite and electric shower over the bath
- Two bedrooms on the ground floor with storage within bedroom two
- Living room on the first floor benefitting from gas fire place and ample room for furniture
- The kitchen comes equipped with a wide range of floor and wall mounted storage, room for appliances and integrated fridge and freezer
- Master bedroom with built in mirrored wardrobes and en suite shower room with mains fed shower, WC and wash hand basin
- Communal courtyard to the front of the home with decked area. The courtyard forms part of one of Dunfermline's oldest streets
- Garage accessed via Canmore Street with off street parking and access directly to the communal courtyard
- Located close to some of Dunfermline's historic landmarks including Abbot House and Abbey and Palace, a former residence and burial place, including the tomb of Robert the Bruce
- Conveniently located for the city centre, Dunfermline offers a variety of amenities including various shops, restaurants and bars, with leisure facilities available throughout the city
- Only a few minutes' walk from Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie. Further amenities available outside the city centre including Fife Leisure Park with various coffee shops, leisure facilities and a ten screen cinema
- Walking distance from Dunfermline City Railway Station with a regular service to Edinburgh and additional transport links via nearby Dunfermline Train and Bus. Further links available at Halbeath and Inverkeithing Park and Ride, as well as the M90 motorway circa 2 miles from the property





Location

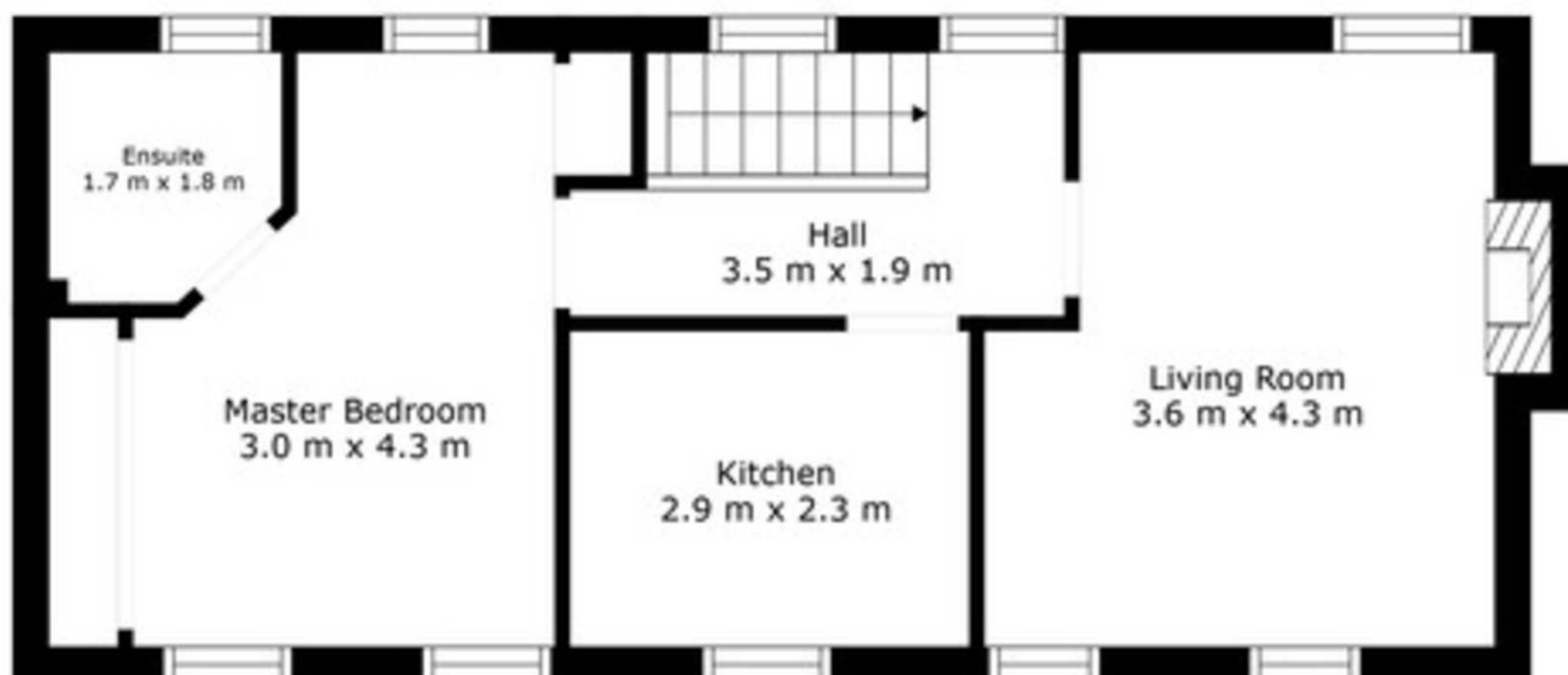
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

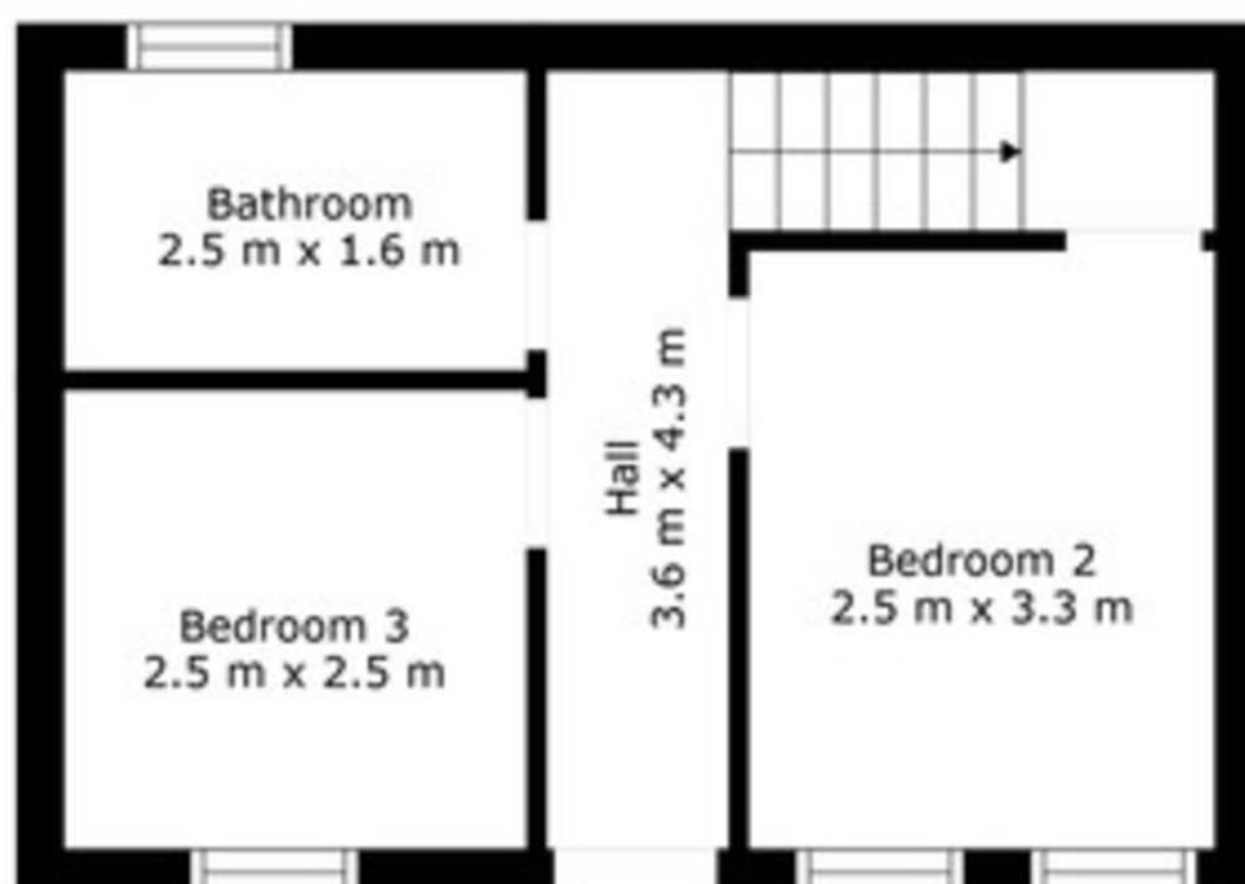
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and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





Floor 2



Floor 1

TOTAL: 71 m²
 FLOOR 1: 27 m², FLOOR 2: 44 m²
 EXCLUDED AREAS: FIREPLACE: 1 m²
 WALLS: 12 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.

