



maloco  
mowat  
parker

**Flat 5 4A** Manor Gardens, Dunfermline, KY11 8PN



# Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

Situated within a popular and well-established residential area of Dunfermline, this bright and well-proportioned two-bedroom first floor flat offers spacious accommodation ideal for first-time buyers, downsizers or buy-to-let investors. Conveniently positioned for local amenities and transport links, the property combines practical living space with excellent everyday convenience. Manor Gardens is well placed for easy access to local shops, supermarkets, schooling and leisure facilities. Dunfermline city centre is within easy reach, offering a wide range of retail, dining and cultural attractions. Excellent transport links are available nearby, with convenient road access to the M90 and regular rail services providing direct routes to Edinburgh and beyond making this an ideal base for commuters.

The accommodation comprises a welcoming entrance hall providing access to all internal accommodation. The generous living room is a standout feature, enhanced by a charming bay window formation which floods the space with natural light and creates an ideal setting for both relaxing and entertaining. The kitchen offers a practical layout with a good selection of storage and integrated white goods. There are two well-proportioned double bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The second bedroom offers flexibility with fitted wardrobes and would work equally well as a guest room, home office or nursery. Main bathroom with a three-piece suite and shower over bath completes the internal accommodation. Further benefits include good storage throughout, a secure entry system, and residents' parking.

Early viewing is highly recommended to appreciate the space, layout and convenient location on offer.

EPC Rating - B  
Council Tax - D





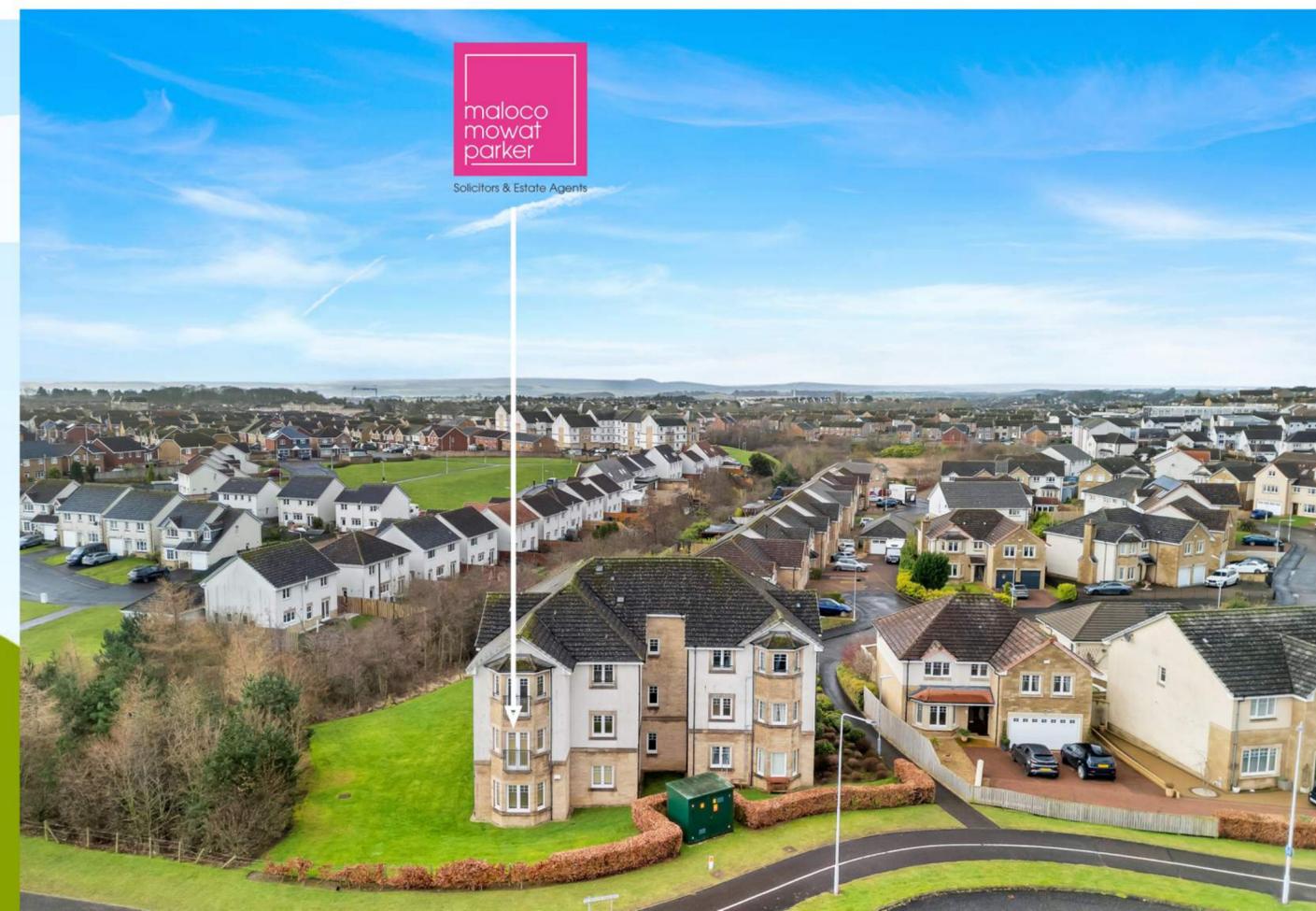
# Location

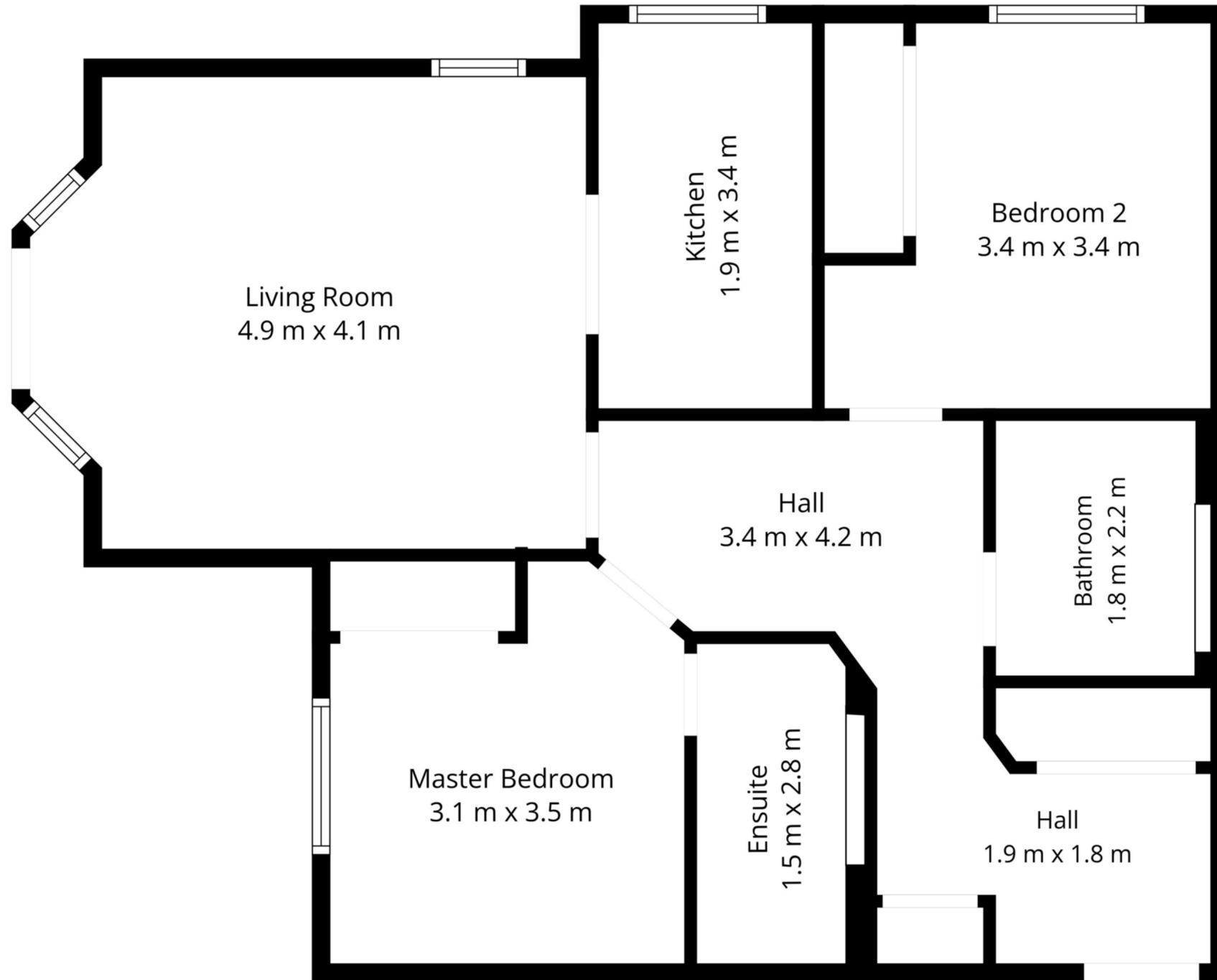
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 72 m2**  
 Ground floor: 72 m2  
 EXCLUDED AREAS: WALLS: 6 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.

