









# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional, two bedroom, ground floor flat within a fantastic location close to Dunfermline city centre and all its amenities
- A perfect home for first time buyers or downsizers, , recently upgraded and offered to the market in move in condition. Offering main door entry and gardens to the rear
- Traditional Victorian tiled entrance hall leading to internal hallway with panelling
- Recently upgraded and renovated, the property offers an open plan living room and kitchen with a quality kitchen boasting a range of storage options and appliances. Feature fireplace and room for a table and chair set
- Bathroom with three piece suite and additional storage
- Double bedroom to the rear of the home with room for free standing furniture
- Second single bedroom, currently utilised as a home office
- Property also benefits from a separate utility room with the ability to house washing machine/dryer or use as additional storage
- Communal gardens to the rear, laid to lawn
- Ample on street parking within Thistle Street
- Transport links via nearby Dunfermline Train and Bus Stations with further links available at Halbeath and Inverkeithing Park and Ride, as well as the M90 motorway circa 2 miles from the property connecting throughout central Scotland
- Conveniently located for Dunfermline's city centre, offering a range of amenities including shops, supermarkets, restaurants and bars that can all be reached on foot. Leisure facilities available within walking distance and fantastic outdoor spaces within Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Viewing is a must to fully appreciate the quality on offer in this excellent first time ground floor flat









# 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.

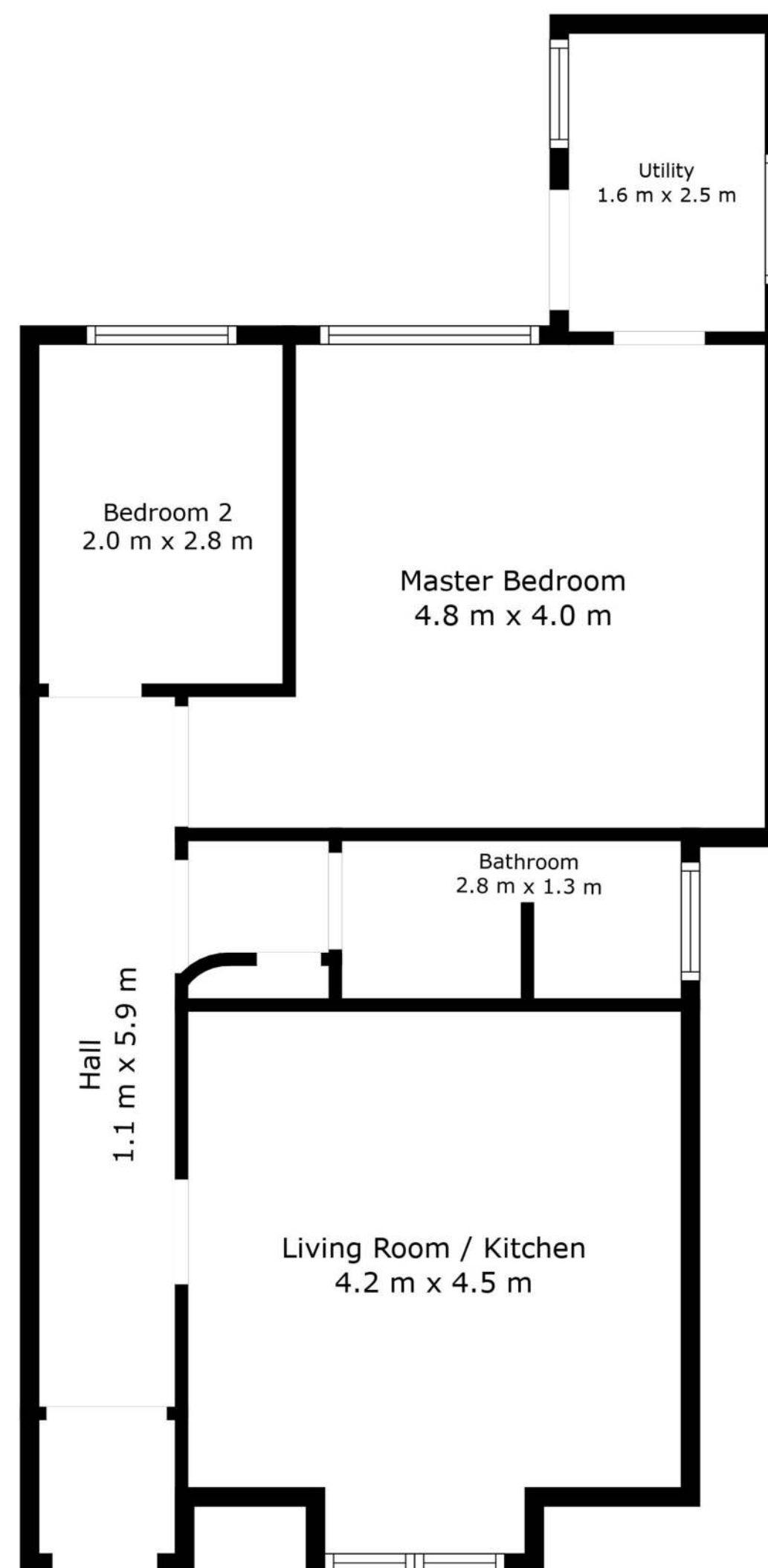
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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: 60 m2**  
FLOOR 1: 60 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.