













# Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- A modern, three bedroom 2nd floor apartment located within convenient setting within walking distance of Dunfermline's city centre
- Spacious accommodation, secure entry system, attractive gardens and private resident's parking
- A variety of amenities close to hand including primary and secondary schooling, various shops, bars and restaurants and a variety of leisure facilities. Walking distance from Dunfermline's Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Out of town amenities available at Fife Leisure Park including various coffee shops, restaurants and a variety of leisure facilities including a ten-screen cinema.
- Walking distance from Dunfermline Railway Station with a regular service to Edinburgh. M90 motorway circa two miles from the property with easy access to Edinburgh and The North and Park and Ride facilities within Halbeath and Inverkeithing
- Large, turret styled living room with bay window and contemporary dining kitchen with integrated appliances, a range of storage options and good worktop space
- Three double bedrooms with en suite shower room and built in wardrobes available
- Modern, family bathroom with three piece suite and mains fed shower over the bath
- Attic space located within the hall
- Factored building and ground to include building insurance
- Council Tax Band – D, EPC Rating - B





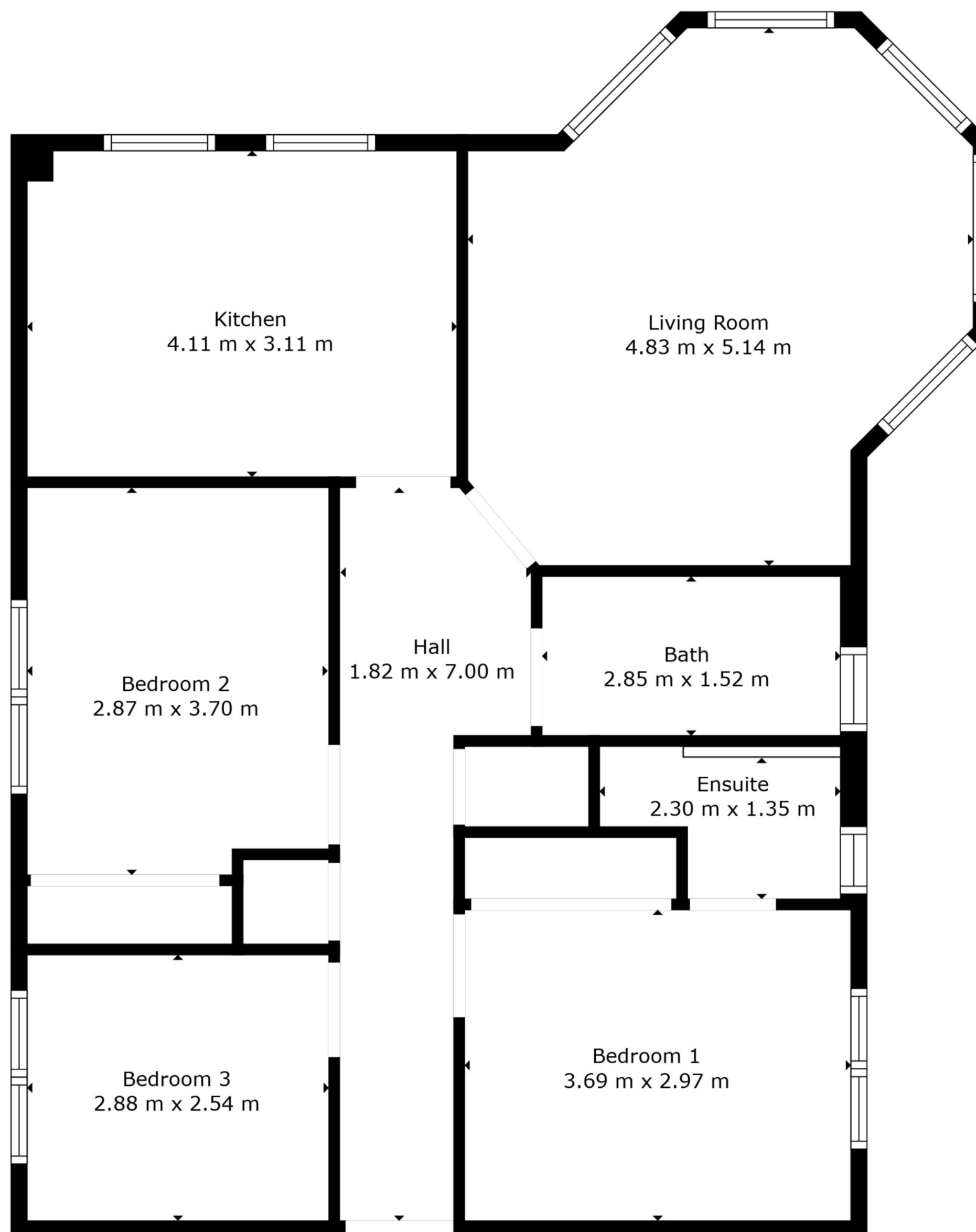
# Location

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.







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## Enquiries

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