



20J Blane Crescent, Dunfermline, KY11 8ZF
Offers Over £150,000



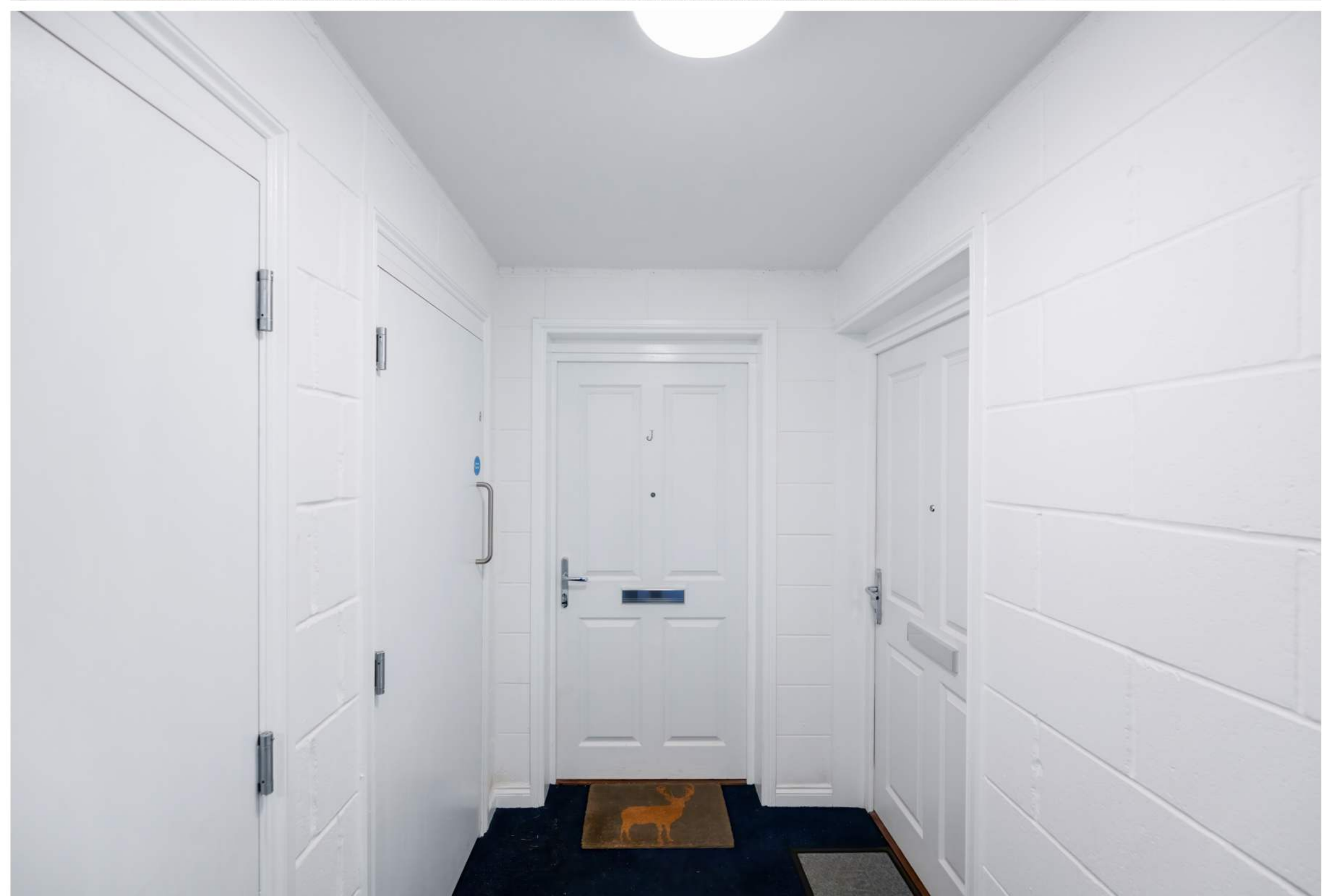
Key Features

 2 Bedroom

 1 Public

 1 Bathroom

- A modern, well-presented, two-bedroom top floor flat located within a popular residential setting close to amenities and schooling
- Situated within a popular residential location within the eastern expansion of Dunfermline. Local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short walk away, Fife Leisure Park offers additional amenities including a ten-screen cinema, restaurants, leisure facilities and various coffee shops
- Local primary schooling only a few minutes' walk from the property and walking distance to the new Dunfermline Learning Campus for secondary schooling and leisure facilities
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North
- Benefitting from resident's parking, secure entry phone system and factored buildings and grounds
- Entrance hall with storage leading to a bright and spacious living room with dual aspects
- Contemporary kitchen, fully equipped with a range of floor and wall mounted storage, worktop space and integrated white goods
- Master bedroom with built in wardrobe
- Second bedroom is currently utilised as a home office
- Family bathroom with three-piece suite completes the accommodation
- A fantastic first-time home or perfect for those looking to downsize with accommodation over one level. Viewings comes highly recommended
- EPC – B
- Council Tax - C





Location

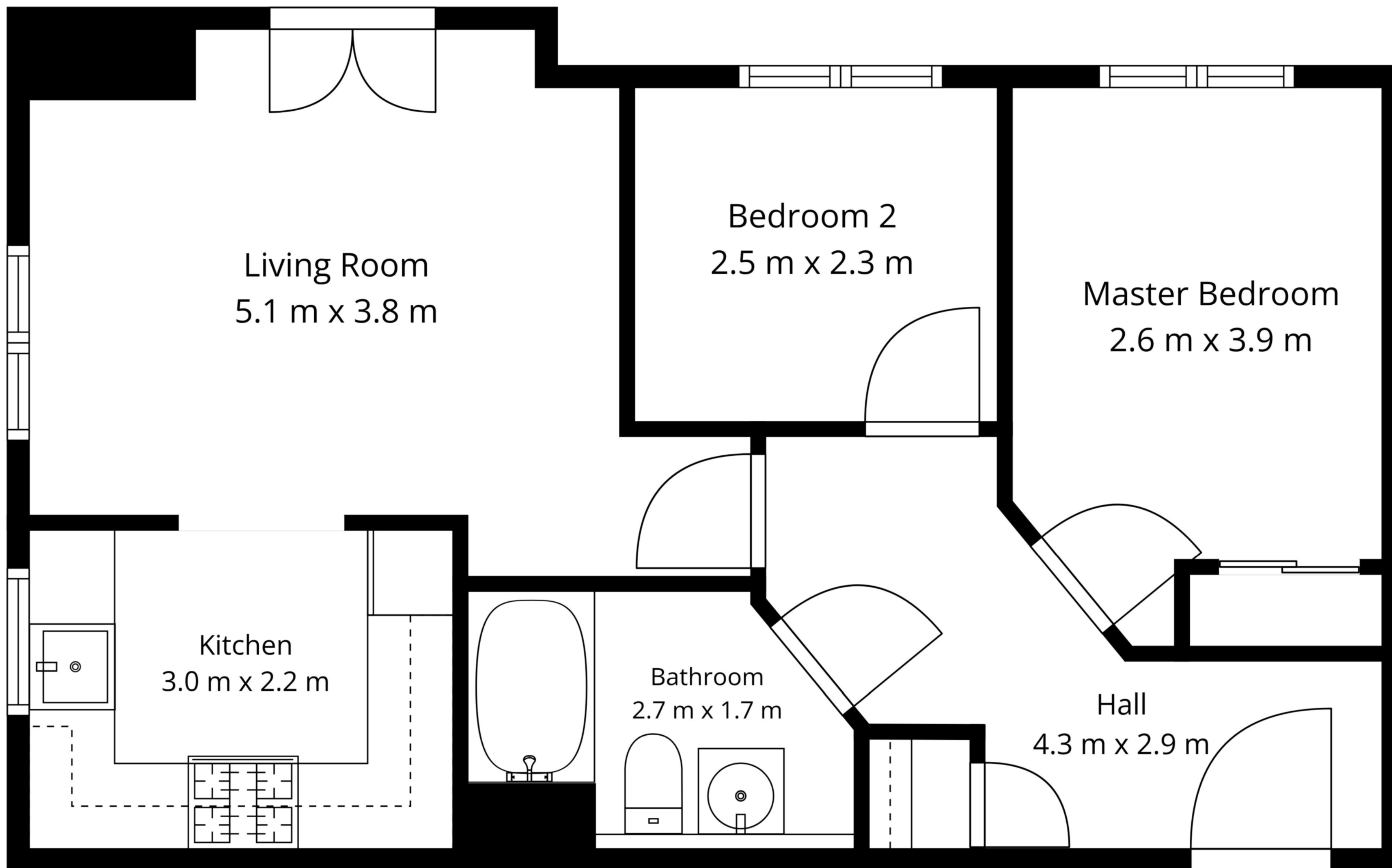
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 52 m2
FLOOR 1: 52 m2
EXCLUDED AREAS: WALLS: 5 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.

