





Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

Situated within a popular residential setting in Dunfermline, this well-proportioned three-bedroom top floor apartment offers spacious, single-level living ideal for families, downsizers or first-time buyers. Conveniently located for local amenities, schooling and transport links, the property provides a practical layout with generous accommodation throughout. Rose Tay Court is well placed for easy access to Dunfermline's City centre, local shops, supermarkets and leisure facilities. Excellent transport links, including nearby road networks and rail services, make this an ideal base for commuters travelling to Edinburgh and beyond.

The welcoming entrance hall offers access to all main rooms and has excellent storage. The bright and spacious open planned living room, kitchen is positioned to the front of the property, providing an ideal space for relaxing and entertaining. The modern kitchen is fitted with a range of integrated appliances, creating a sleek finish while maximising space and functionality.

The property benefits from three well-sized bedrooms. Bedroom two features mirrored fitted wardrobes and en-suite shower room, offering added privacy and convenience. The remaining two bedrooms are versatile and can easily accommodate family living, guest space or a home office setup. A modern shower room serves the additional bedrooms, and further storage is available off the hall.

Externally, the property has resident's car parking and communal grounds available.

Early viewing is highly recommended to appreciate the space, layout and convenient location this appealing home has to offer.

Council Tax - D
EPC Rating - C
Factor Fee - Ross and Liddell





Location

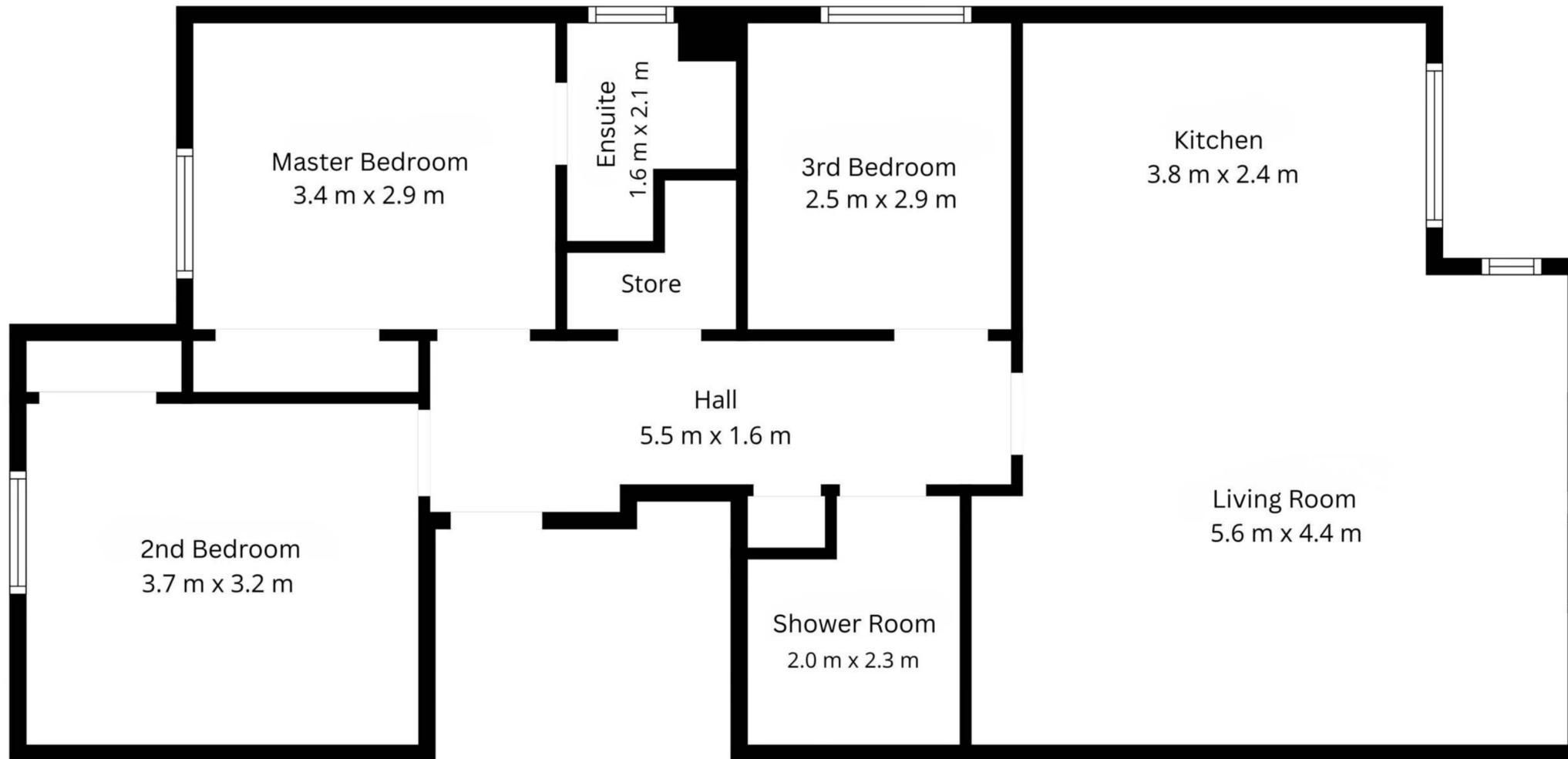
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 84 m²
 Ground floor: 84 m²
 EXCLUDED AREAS: WALLS: 7 m²

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

