





Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A modern, two-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, living room with bay window and contemporary dining kitchen with integrated appliances, a range of storage options and good worktop space
- Two double bedrooms with space for free standing furniture
- Modern, tiled bathroom with WC, wash hand basin and double shower
- Factored building and grounds
- Residents' parking available
- Council Tax Band – C
- EPC Rating – B





Location

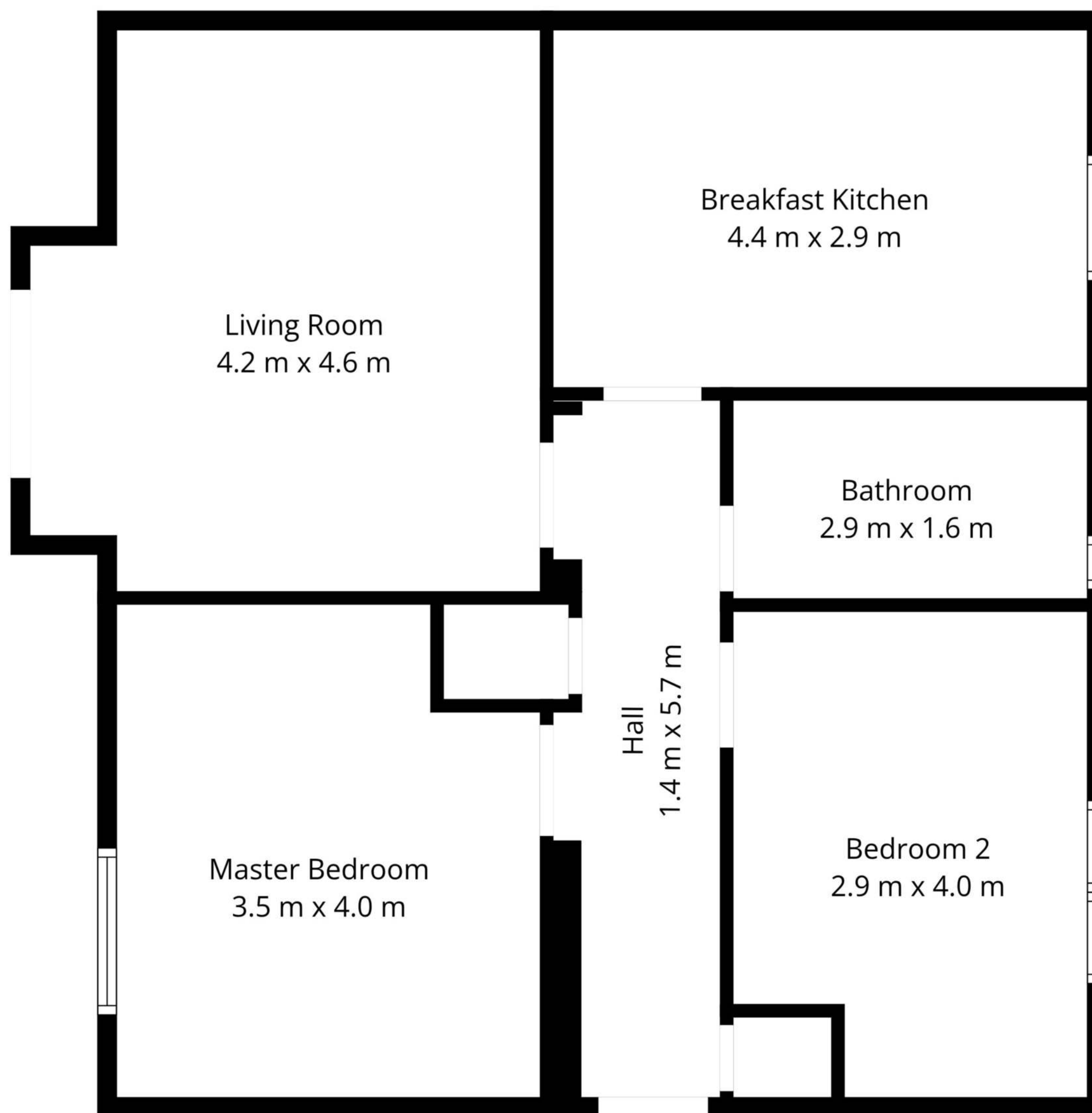
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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





TOTAL: 71 m2
FLOOR 1: 71 m2
EXCLUDED AREAS: WALLS: 6 m2

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



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

