



## Flat 3, 100 Campbell Street, Dunfermline, Fife, KY12 0QL

Well-Presented and Spacious, Two-Bedroom, Dual-Aspect, First-Floor Flat

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# Property Description

Well-presented and spacious, two-bedroom, dual aspect, first-floor flat, forming part of a stone-built terrace. Located on a quiet street, in the heart of Dunfermline city centre, Fife

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a shower room.

Features include a fitted kitchen with appliances, a modern shower room, double glazing and gas central heating. In addition, there are tall ceilings, period cornice-work, generous room sizes and a secured entry system.

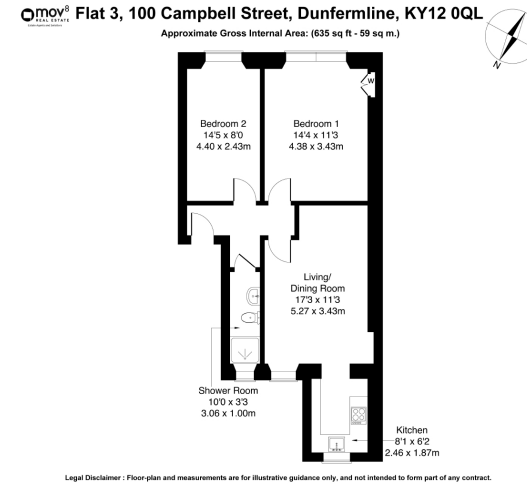
Externally, there is a well-maintained shared drying green to the rear, with off-street parking available adjacent in a residential car park.

A welcoming entrance hall provides access to all rooms throughout this well-presented property. The bright living/dining area features comfortable carpeted flooring and a central light fitting, offering a versatile space for both relaxing and entertaining. Adjacent, the fitted kitchen is equipped with stone-effect worktops, a tiled splashback surround, a stainless-steel sink with drainer, and wood-effect flooring. Appliances include a fridge/freezer, oven, and washing machine, making it a practical and functional cooking space. The property offers two generously sized, carpeted bedrooms.

Bedroom one includes a built-in storage cupboard and easily accommodates a double bed along with additional furnishings. Bedroom two is similarly well-proportioned and offers flexibility for use as a guest room, children's room, or home office. Completing the accommodation, a stylish three-piece shower room features a modern stone-effect splashback surround, spotlighting, and a ladder-style radiator for added comfort.

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## Area Description

Dunfermline is a vibrant and historic town—Fife's largest—and a popular choice for commuters, thanks to its outstanding transport links. The nearby M90 provides easy access to Edinburgh, Perth, and Dundee, while Dunfermline Railway Station offers frequent services to Edinburgh, making it ideal for daily travel. The town features a wide selection of retail options, including the Kingsgate Shopping Centre, Halbeath Retail Park, and several major supermarkets such as ASDA. A strong sense of community is reflected in the excellent range of local amenities, leisure facilities, and well-regarded

schools, including Fife College. Dunfermline is also rich in green space, with highlights such as the expansive Pittencrieff Park, Townhill Park, and King George V Park—perfect for families and outdoor enthusiasts alike. Further enhancing its appeal, the town benefits from an efficient local bus network and a convenient Park and Ride service at Halbeath, ensuring excellent connectivity throughout the region.







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