





Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

Situated within an exclusive and highly sought-after development, this beautifully presented two-bedroom ground floor apartment offers contemporary living in the heart of Dunfermline. Finished to an exceptional standard throughout, the property combines modern style with practical design, making it an ideal choice for a range of buyers.

The development enjoys a prime central location, providing convenient access to Dunfermline's wide array of amenities. Residents benefit from close proximity to supermarkets, restaurants, cafés, and leisure facilities, while the nearby Fife Leisure Park offers additional attractions including a multi-screen cinema, fitness facilities, and popular coffee shops. For commuters, the property is ideally positioned with excellent transport links. Several local train stations, Park and Ride services, and easy access to the M90 motorway ensure swift connections to Edinburgh and beyond. Dunfermline bus station is also within comfortable walking distance.

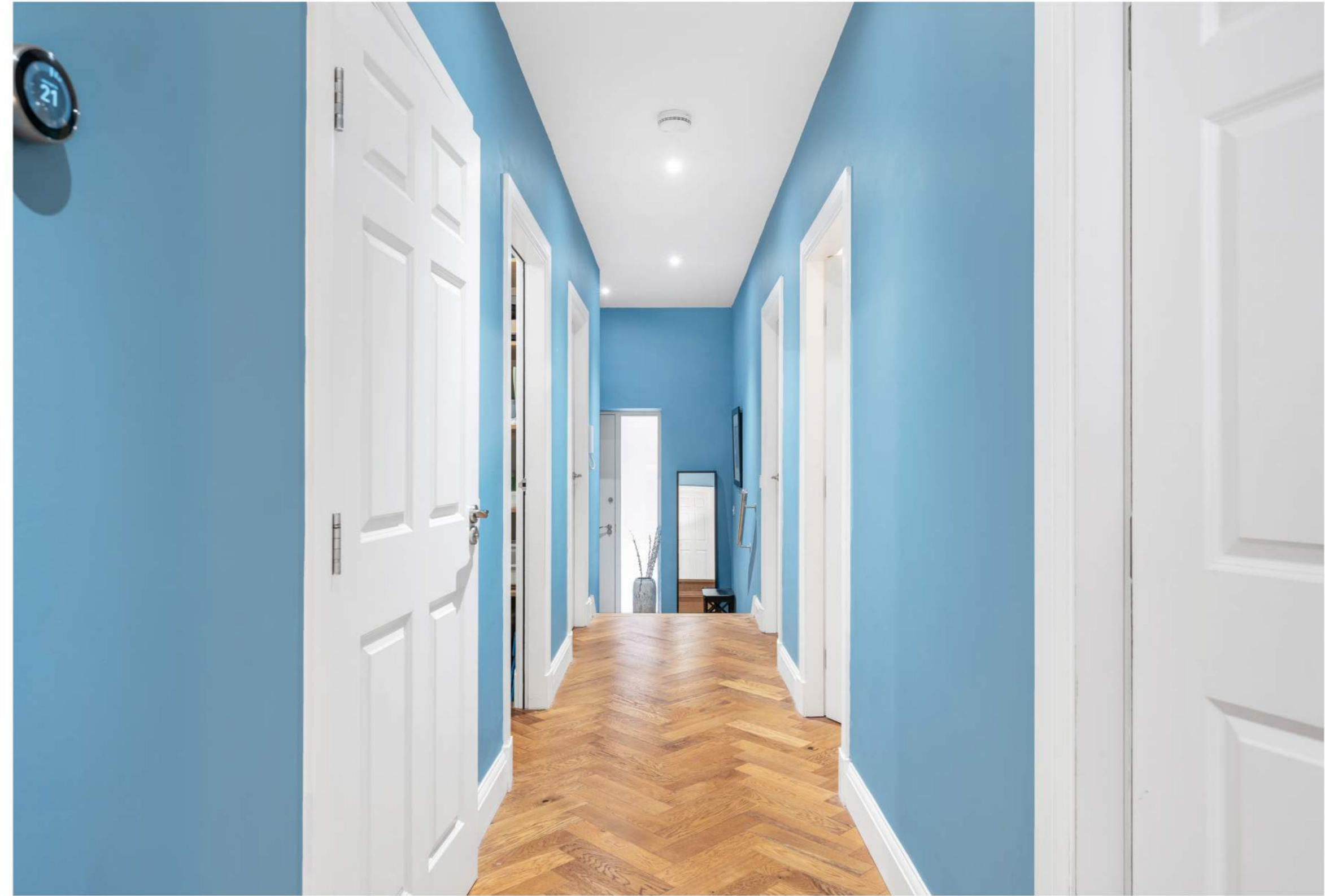
Internally, the apartment is both stylish and functional. The welcoming entrance hall offers excellent storage solutions, including a useful utility space. The heart of the home is the stunning open-plan kitchen and living area, designed for modern living and entertaining. The kitchen is fitted with a comprehensive range of floor and wall-mounted units, complemented by a breakfast bar and high-quality integrated appliances.

The spacious principal bedroom features built-in wardrobes and a sleek, contemporary en suite shower room. A second well-proportioned double bedroom provides flexibility for guests, family, or home working. The accommodation is completed by a fully tiled family bathroom, fitted with a modern three-piece suite.

Additional benefits include an allocated parking space and connection to Dunfermline's efficient District Heating System.

Early viewing is highly recommended to fully appreciate the quality, style, and location of this impressive apartment, set within one of Dunfermline's most desirable developments.

EPC Rating - C
Council Tax - E





Location

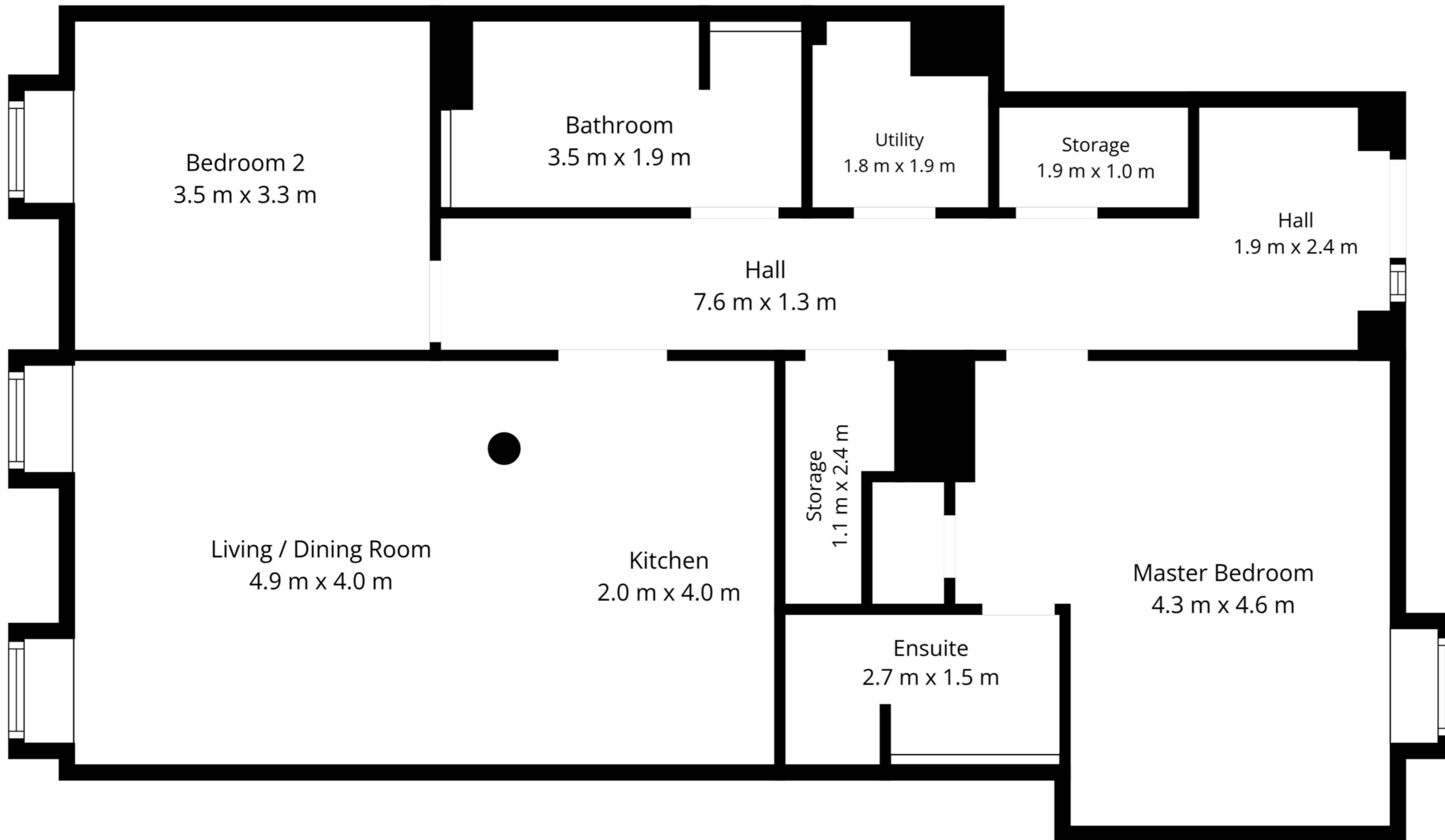
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 98 m2
 Ground floor: 98 m2
 EXCLUDED AREAS: WALLS: 7 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.

