



53 Swift Street, Dunfermline, KY11 8SN  
Offers Over £200,000



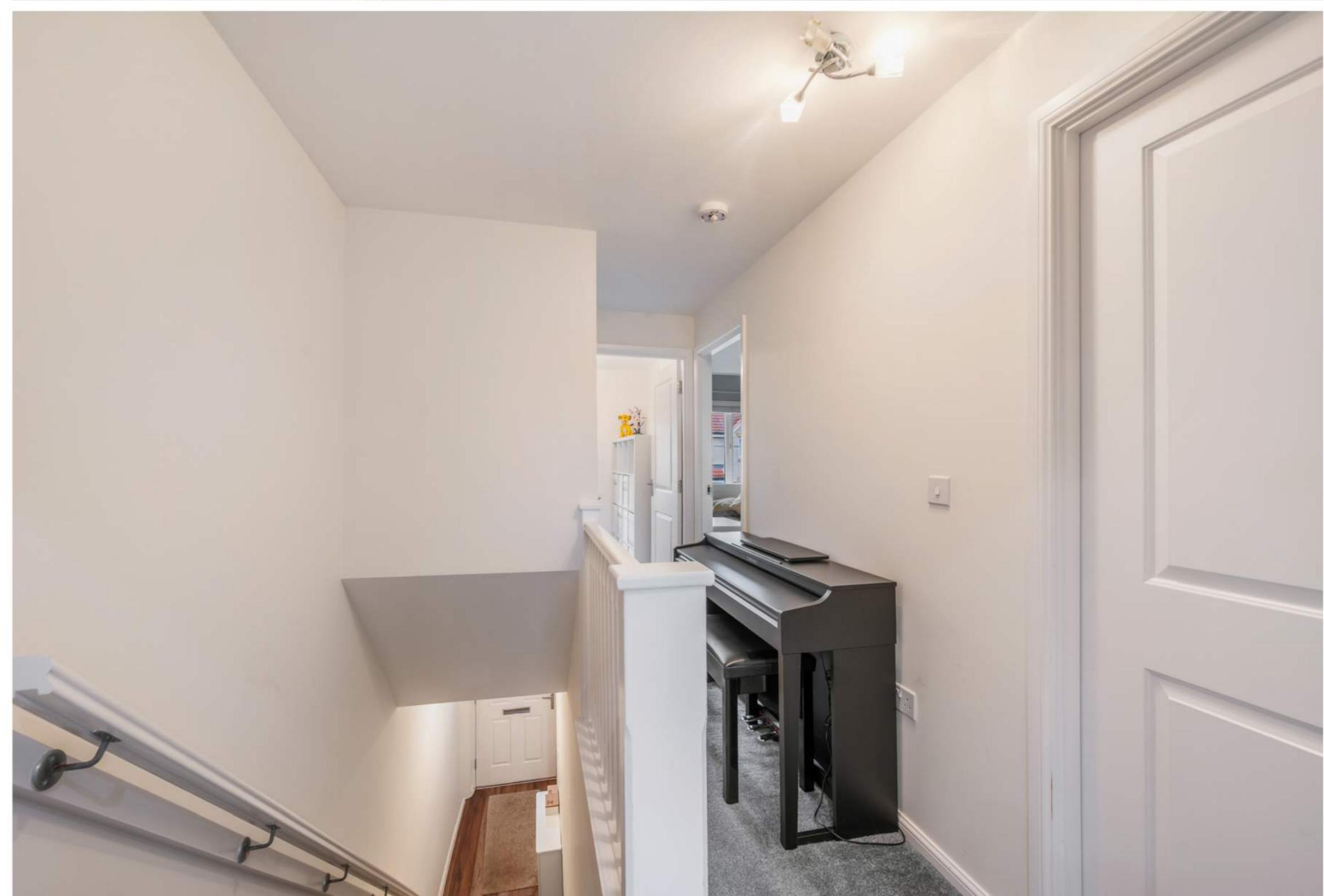
# Key Features

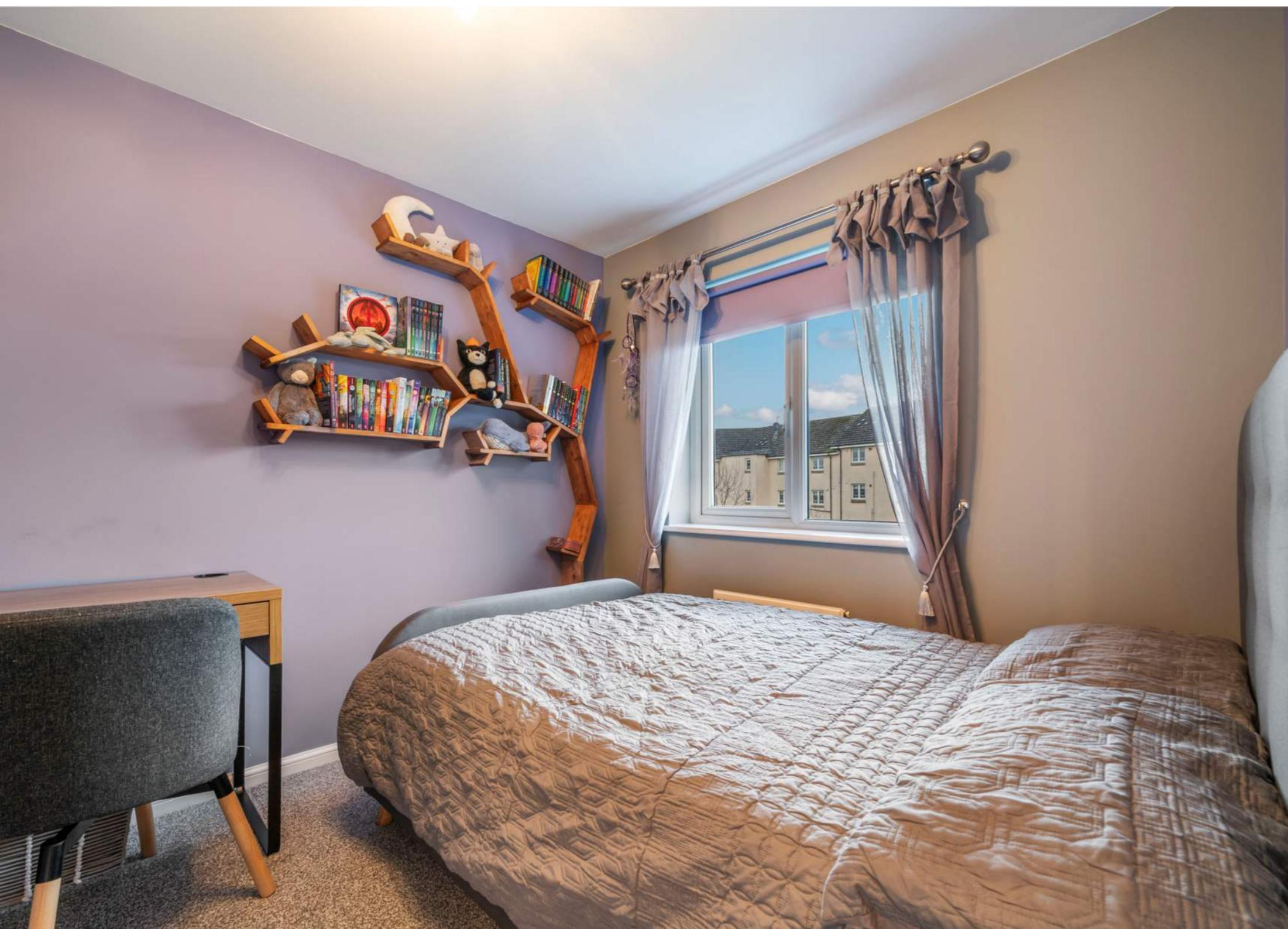
 3 Bedrooms

 1 Public

 2 Bathrooms

- This well-presented home is arranged over two levels and offers a practical, well-proportioned layout
- On the ground floor, a welcoming hall leads through to a bright and comfortable living room, ideal for everyday relaxation
- To the rear, the kitchen is open to a defined dining area, creating a sociable space that works well for both family life and entertaining. The modern kitchen finish complements the layout, while a convenient ground floor WC adds to the practicality of the home
- From the dining area, there is direct access to the low-maintenance rear garden, providing an easy-to-manage outdoor space
- The principal bedroom benefits from its own ensuite
- The remaining two bedrooms are well suited for family members, guests or home working
- A contemporary family bathroom
- Swift Street enjoys a convenient position for Dunfermline town centre, with a wide selection of shops, cafés and leisure facilities nearby. Dunfermline Town and Queen Margaret railway stations offer regular services to Edinburgh, and road links provide straightforward access to the M90 for travel throughout Fife and beyond. Local schools, parks and everyday amenities are all close at hand





# 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.

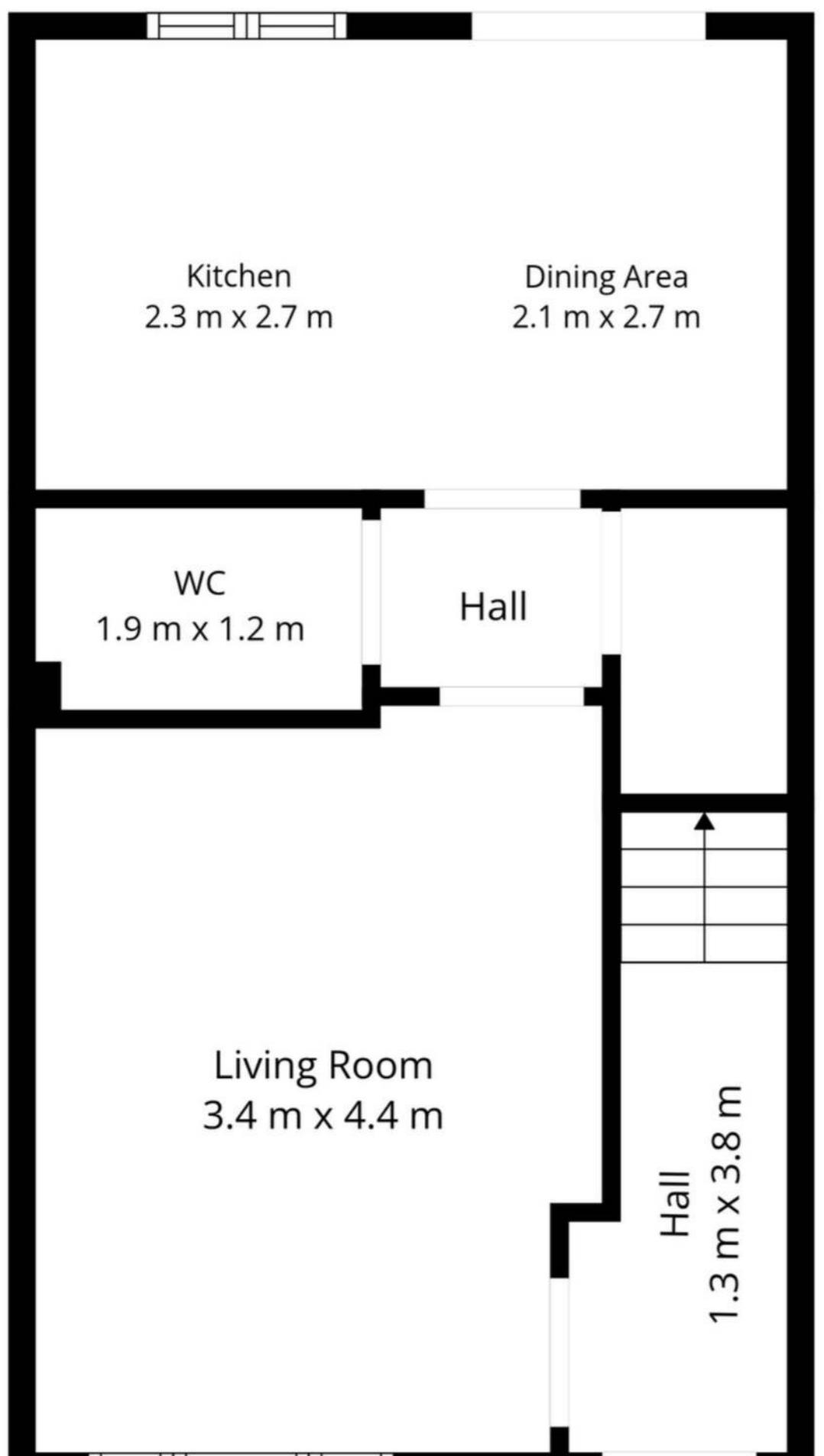


## Enquiries

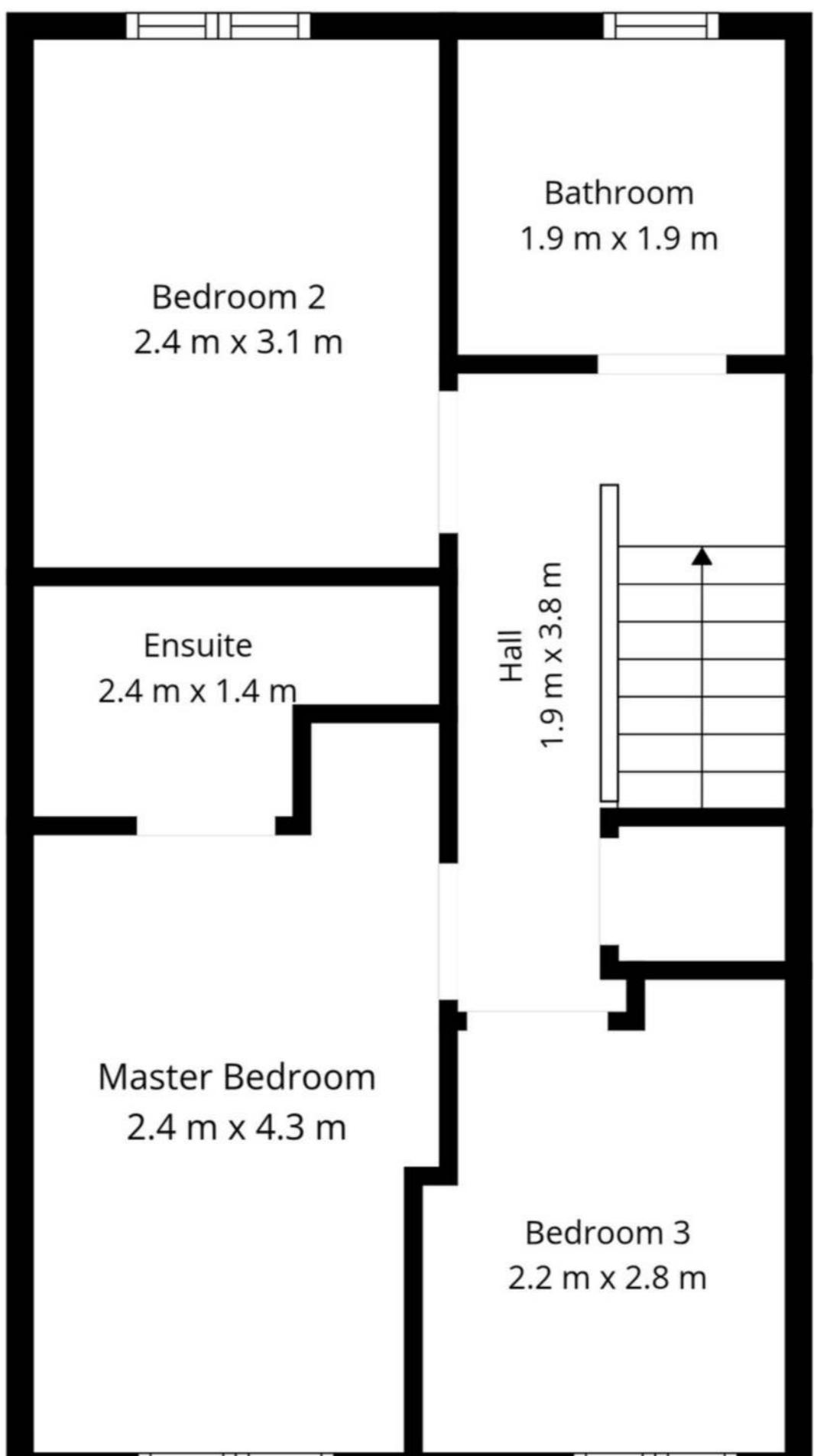
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Ground Floor



1st Floor

**TOTAL: 74 m<sup>2</sup>**

Ground floor: 37 m<sup>2</sup>, 1st floor: 37 m<sup>2</sup>

EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

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



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