





Key Features

 2 Bedrooms

 1 Public

 2 Bathrooms

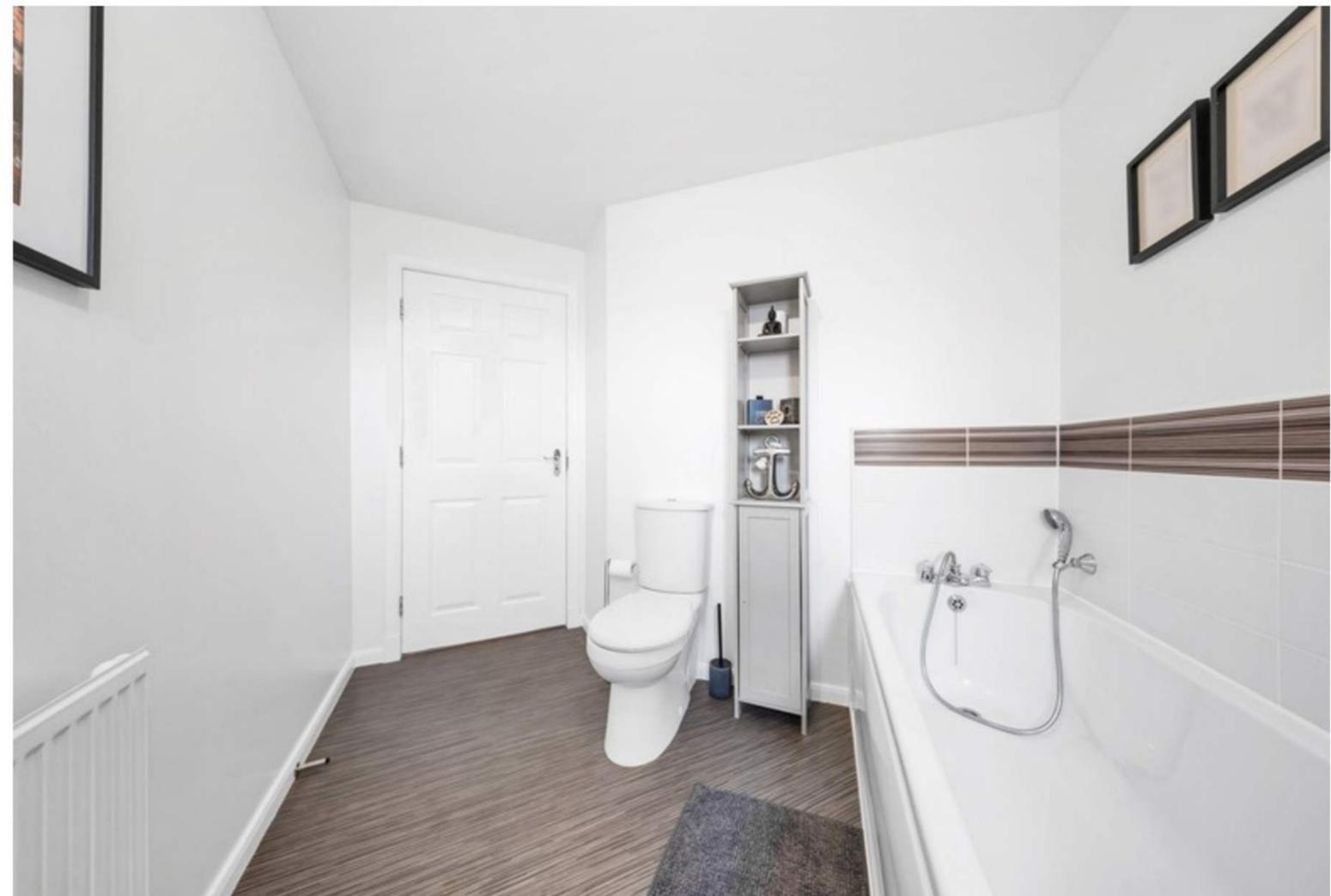
Situated within a popular residential area of Dunfermline, this well-proportioned two-bedroom first floor apartment offers flexible accommodation and would make an ideal first-time purchase, buy-to-let investment or downsizing opportunity. MacGregor Road is ideally placed for access to local amenities, including shops, supermarkets and schooling. Dunfermline city centre is within easy reach, offering a wide range of retail, leisure and dining options. The property is also well positioned for commuters, with convenient access to transport links including Dunfermline's railway stations and the M90 motorway network, providing straightforward travel to Edinburgh and beyond.

The property is entered via a welcoming hallway providing access to all rooms. Bright and spacious living room offers excellent space for both relaxing and entertaining. Adjacent to this, the dining area creates a defined space for family meals and socialising, with convenient access to the kitchen. The kitchen is well laid out and provides ample storage, worktop space and room for free standing appliances. There are two well-sized double bedrooms, including a generous principal bedroom benefiting from a modern en-suite shower room. The second bedroom is also a comfortable double, ideal for guests, children or home working. A three-piece suite main bathroom completes the internal accommodation. The layout offers excellent flow throughout, with good storage provision and clearly defined living and sleeping areas, making the property both practical and versatile.

Residential parking available.

Early viewing is highly recommended to appreciate the space and potential this property offers.

EPC Rating – B
Council Tax – D
Factoring - James Gibb





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
Ground floor: 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.

