

Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Set within a sought-after and highly convenient pocket of Dunfermline, this beautifully presented one-bedroom main door apartment forms part of a traditional stone building and offers a rare combination of privacy, character and central living. With its own private entrance and exclusive front garden, the property feels more akin to a small house than an apartment - perfect for those seeking both independence and charm.

The accommodation is all on one level and has been thoughtfully configured to create a modern open plan layout, while still retaining a strong sense of the building's original character. High ceilings and large windows enhance the feeling of space and light throughout, giving the home an airy and welcoming atmosphere.

The main living space flows effortlessly, offering a comfortable lounge area with ample room for dining, ideal for both everyday living and entertaining. The kitchen is well integrated into the space, creating a sociable and practical layout. The bedroom is well proportioned and easily accessible from the hall. The property has been cleverly adapted to maximise usability and flow, making excellent use of the available footprint while maintaining a sense of openness rarely found in properties of this type.

Externally, the property truly stands out. The private, fully enclosed front garden provides a peaceful and secure outdoor space - perfect for relaxing or entertaining. It has also proven to be an ideal haven for pets, with the current owners' much-loved dog, Winnie, enjoying the garden daily. In addition, there are well-maintained communal gardens, offering further outdoor space for residents.

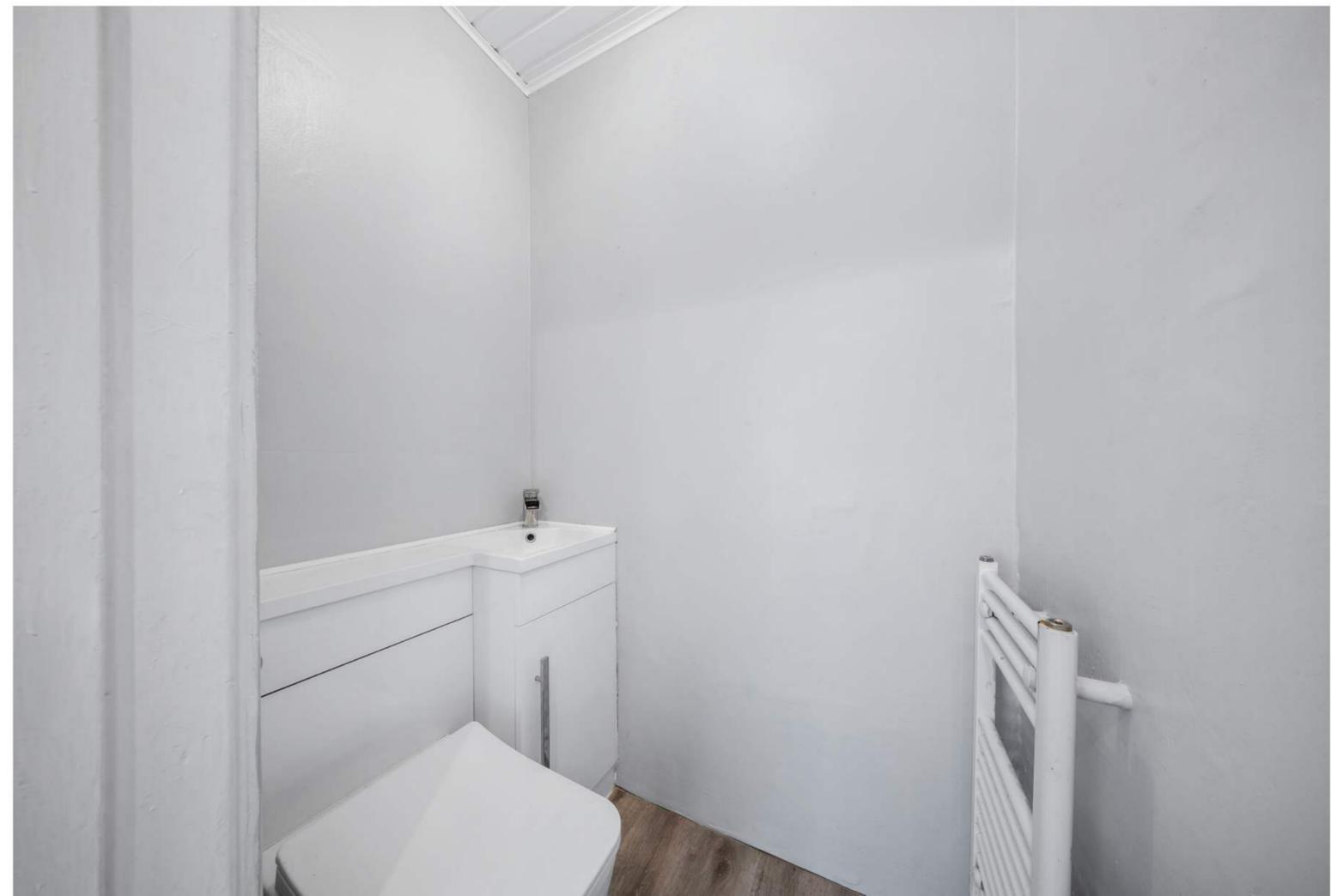
Parking is well catered for, with on-street parking readily available, private parking to the front of the property and a large public car park located directly opposite - ideal for visitors or additional vehicles.

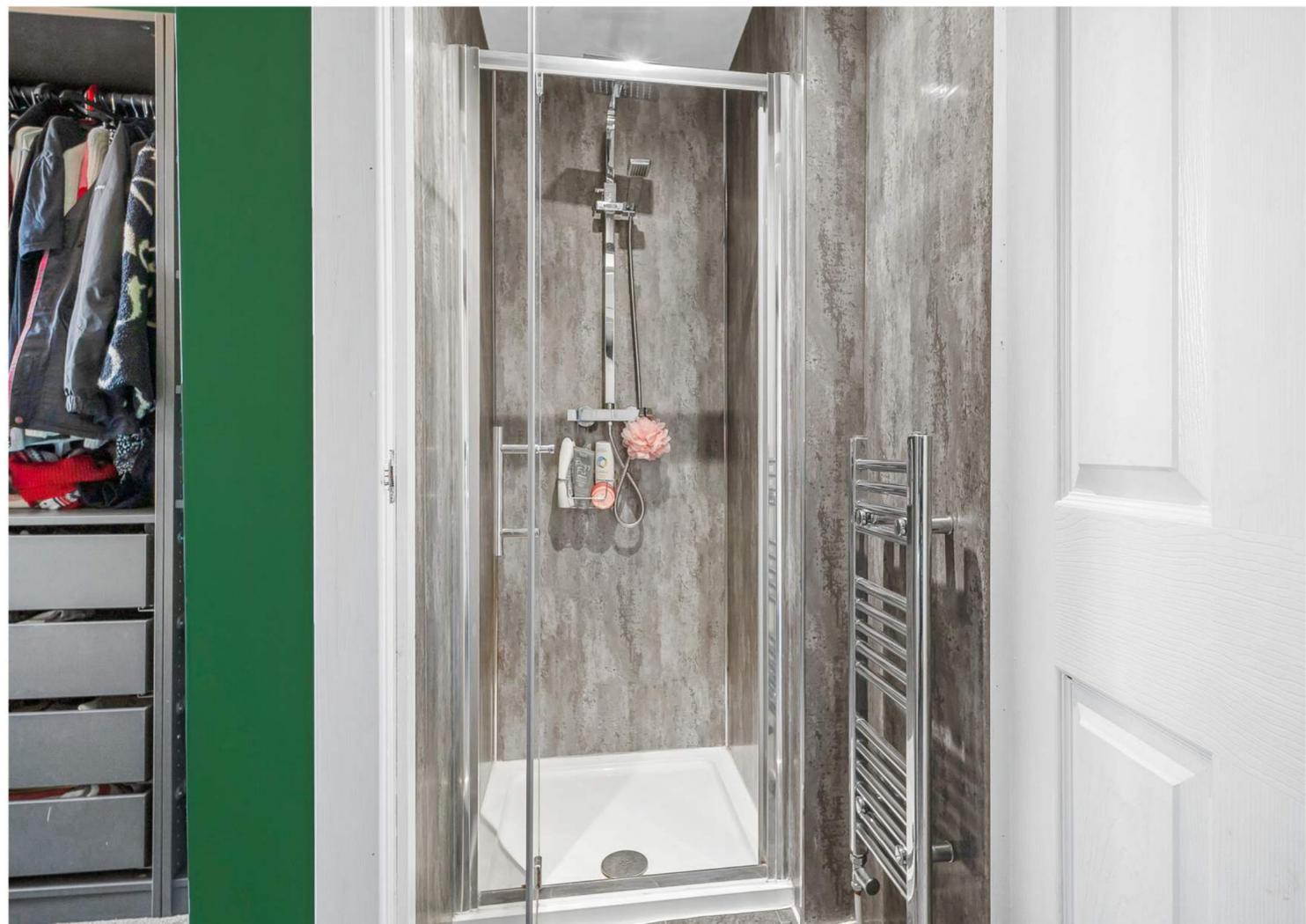
Leys Park Road is perfectly positioned for access to Dunfermline city centre, placing a wide range of shops, cafés, restaurants and leisure facilities within easy walking distance. The beautiful Pittencrieff Park is also nearby, offering expansive green space and woodland walks right on your doorstep. For commuters, the property benefits from excellent transport links, with Dunfermline Town railway station providing regular services to Edinburgh, while easy access to the M90 motorway ensures straightforward travel across Fife and beyond.

Offering charm, convenience and a rare main door position with private outdoor space, this is an excellent opportunity for first-time buyers, downsizers or investors alike.

EPC Rating: C

Council Tax Band: A





Location

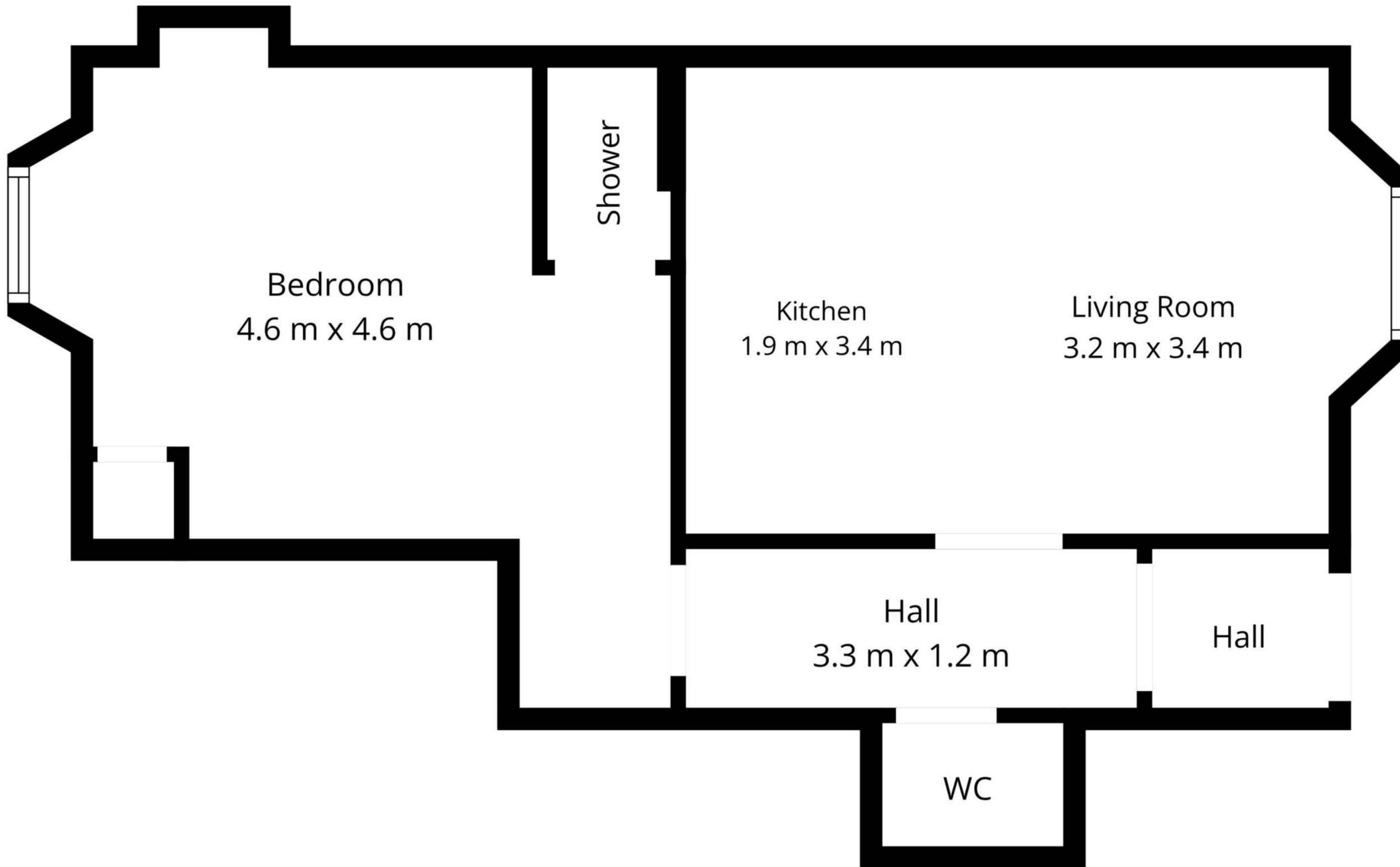
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 41 m2
Ground floor: 41 m2
EXCLUDED AREAS: WALLS: 4 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.

