









# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional, two bedroom, ground flat within a fantastic location close to Dunfermline city centre and all its amenities
- A perfect first time home, offered to the market in move in condition and offering main door entry and green space to the rear
- Conveniently located for Dunfermline's city centre, offering a range of amenities including shops, supermarkets, restaurants and bars that can all be reached on foot. Leisure facilities available within walking distance and fantastic outdoor spaces within Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie
- Transport links via nearby Dunfermline Train and Bus Stations with further links available at Halbeath and Inverkeithing Park and Ride, as well as the M90 motorway circa 2 miles from the property connecting throughout central Scotland
- Spacious living room to the front of the property
- Kitchen comes with a range of floor and wall mounted storage, good worktop space and access onto gardens
- Large double bedroom and second bedroom to the rear
- Family bathroom with three piece suite completes the accommodation
- Excellent first time home or buy to let investment









# 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.

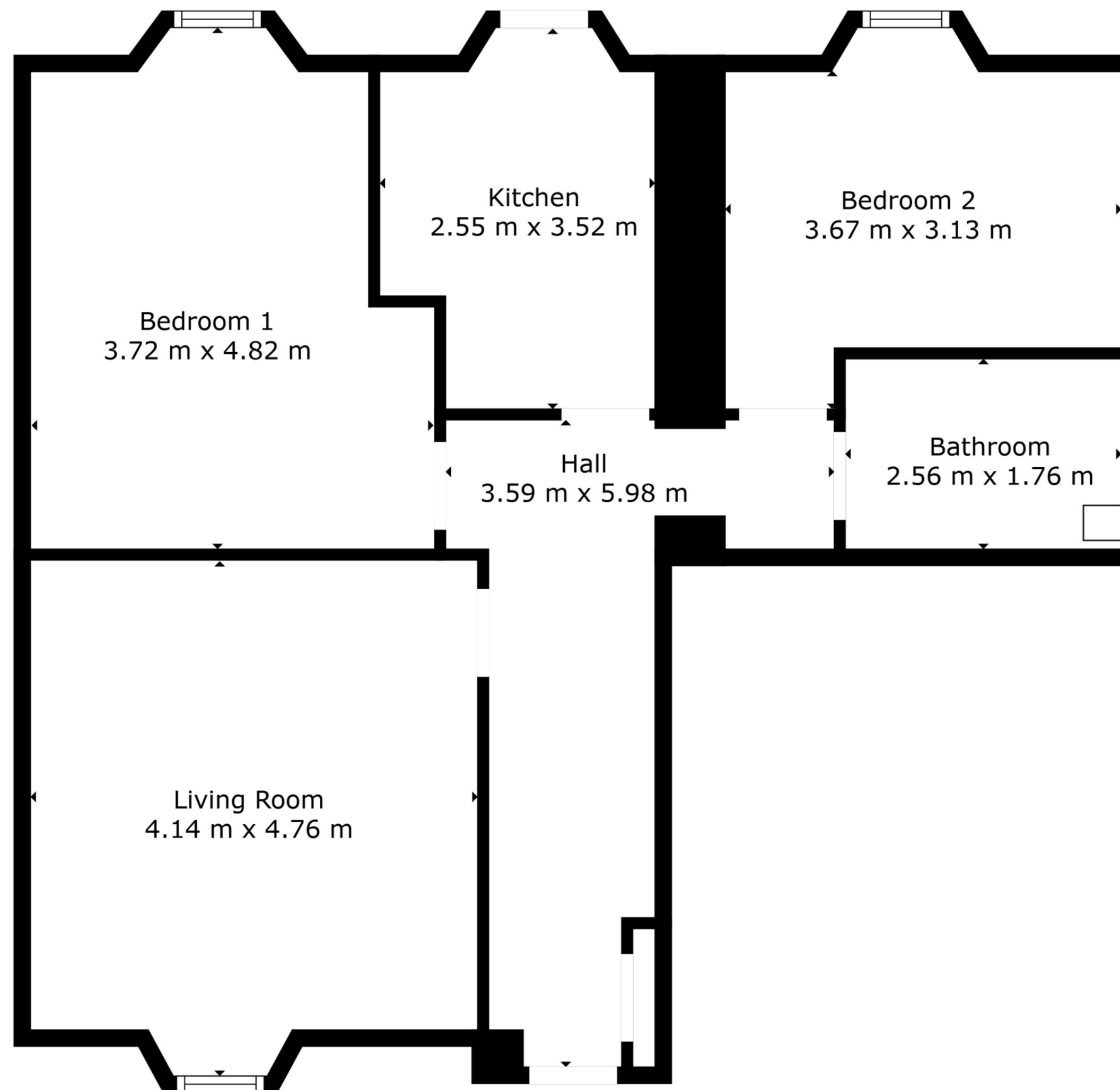
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.







Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Enquiries

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