



# Property Description

Immaculately presented, two-bedroom, corner-aspect, first-floor flat, with an allocated parking space. Set in a modern, factored, residential development, east of Dunfermline centre, Fife.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, en-suite shower room and a family bathroom.

Highlights include a modern fitted kitchen and bathroom suites, a south-facing Juliet balcony, double glazing and gas central heating. In addition, there is good integrated storage provision, contemporary flooring and lighting, and tasteful decor throughout.

The development provides a secured entry system, landscaped grounds and ample residential parking.

An entrance hall, fitted with built-in cupboard storage and modern, wood-effect flooring, leads into a southerly-facing living room on the right. Fronted by generous glazing, including a door opening onto a Juliet balcony, the stylish reception room offers space and flexibility for both lounge and dining furniture, if desired. Enjoying convenient, open access, a kitchen is fitted with contemporary white units, wood-effect worktops and metro-tiled splashbacks.

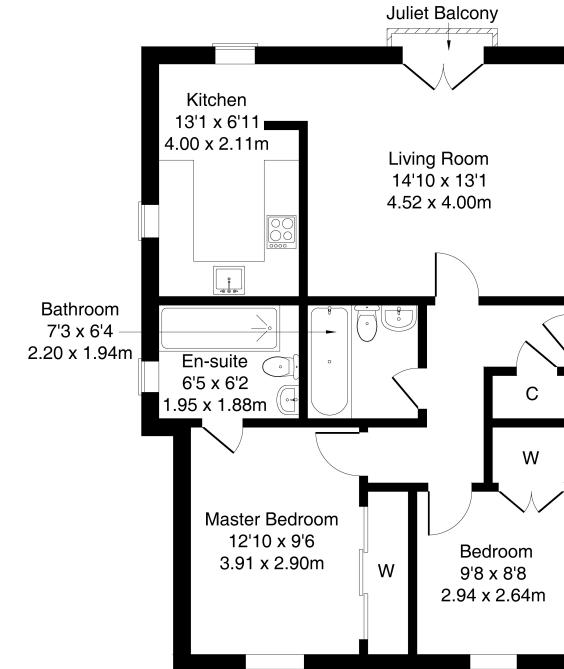
Appliances include an integrated oven, an induction hob and a stainless-steel canopy, whilst space and plumbing are available for a fridge/freezer and a washing machine.

A well-proportioned master bedroom benefits from integrated wardrobe storage and a modern, en-suite shower room, whilst a spacious second bedroom also enjoys built-in storage and offers a good-sized, versatile space.



**53D Tarmachan Road, Dunfermline KY11 8LA**

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a

range of amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittenreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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