





# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A two-bedroom, main door, upper floor flat within a convenient location close to Dunfermline city centre and all its amenities
- A perfect first-time home or buy to let investment
- Dunfermline offers a range of amenities including a Tesco supermarket only a few minutes walk from the home. Additional amenities include various bars, restaurants and leisure facilities at nearby Carnegie Leisure Centre. Minutes walk from Dunfermline's Pittencreiff Park, gifted to the city by famous philanthropist Andrew Carnegie.
- Fantastic 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
- Main door entry with internal stair leading to all accommodation
- Living room to the rear of the home and kitchen with a good selection of storage options and space for free standing appliances
- Contemporary family bathroom with three-piece suite and electric shower over the bath
- Two double bedrooms with built in wardrobe space available within bedroom one
- Shared access to private gardens. Private outlooks to the rear of the home
- Loft access to the attic which provides some additional storage space







# 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.

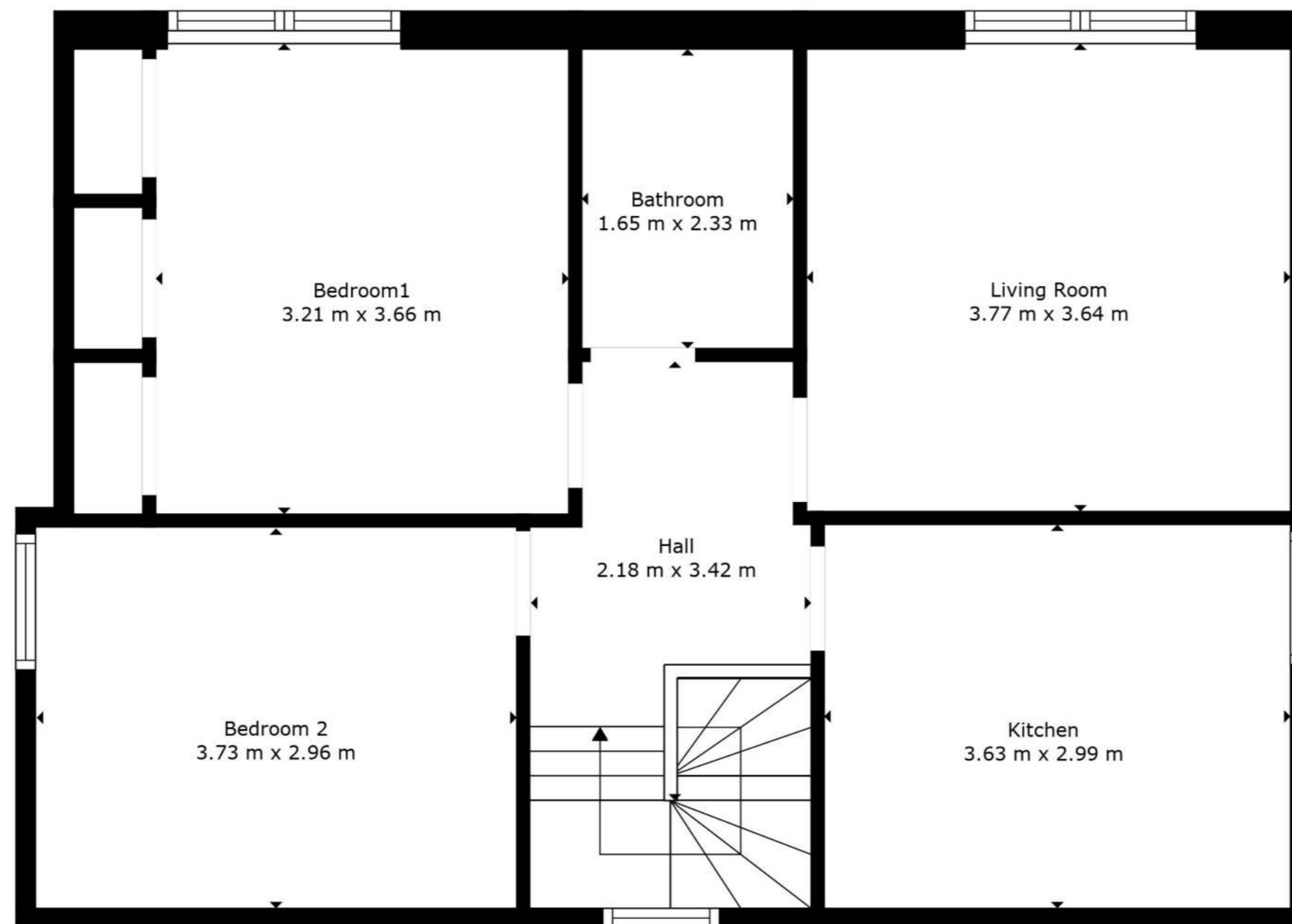


## Enquiries

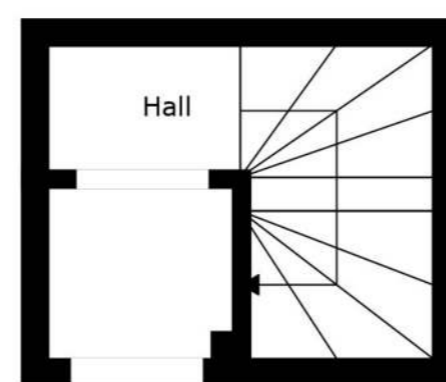
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Floor 2



Floor 1



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



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