



13B Canmore Street, Dunfermline, KY12 7NU
Offers Over £100,000



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

- A traditional two bedroom, first floor flat located within the heart of Dunfermline's city centre
- Two bedrooms and shower room with three piece suite and electric shower
- Living room to the rear of the home with small storage cupboard and modern fitted kitchen with integrated appliances, both facing towards the south
- Communal gardens and south facing drying green to the rear
- Private front door leading to reception hall with store
- Located close to some of Dunfermline's historic landmarks including Abbot House and Abbey and Palace, a former residence and burial place, including the tomb of Robert the Bruce
- Conveniently located for the city centre, Dunfermline offers a variety of amenities including various shops, restaurants and bars, with leisure facilities available throughout the city
- Residential parking permits can be purchased giving access to several car parks in Dunfermline city centre
- Only a few minutes' walk from Pittencrieff Park, gifted to the city by famous philanthropist Andrew Carnegie. Further amenities available outside the city centre including Fife Leisure Park with various coffee shops, leisure facilities and a ten screen cinema
- Walking distance from Dunfermline City Railway Station with a regular service to Edinburgh and additional transport links via nearby Dunfermline Train and Bus. Further links available at Halbeath and Inverkeithing Park and Ride, as well as the M90 motorway circa 2 miles from the property
- An ideal first time home or buy to let investment and viewing comes highly recommended





Location

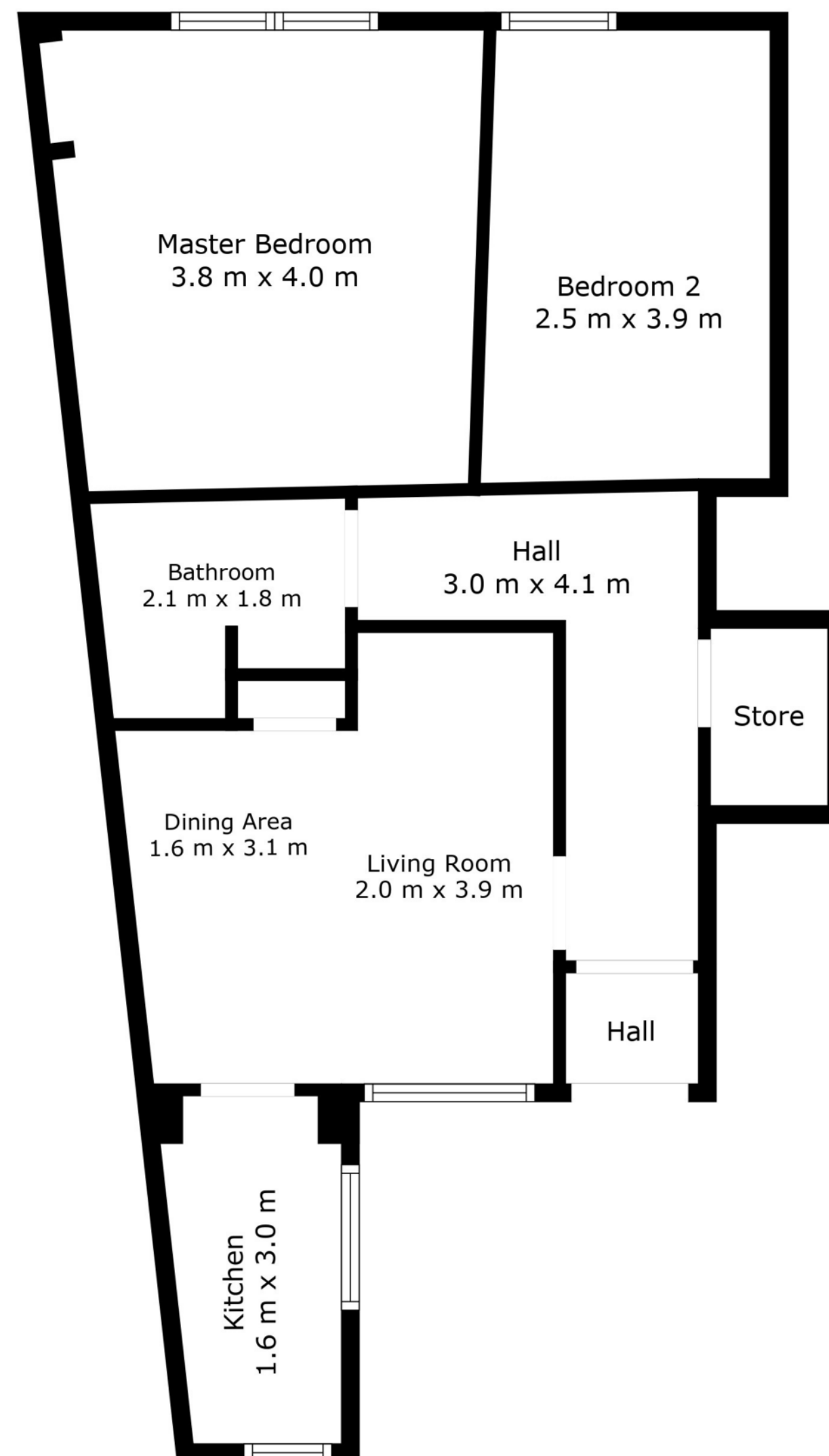
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 56 m2
FLOOR 1: 56 m2
WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Enquiries

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