





Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Set within a popular residential pocket of Dunfermline, 152a Rumblingwell offers a well-proportioned one-bedroom home on the ground floor forming part of a traditional four-in-a-block, complemented by a private garden to the rear. The layout is practical and comfortable, making the property an ideal first-time purchase, downsize option or buy-to-let opportunity.

The accommodation features a bright open-plan living room and kitchen, creating a sociable space suited to both everyday living and entertaining. The bedroom is positioned to the rear of the property, enjoying a pleasant outlook over the surrounding gardens and providing a quieter, more private feel. A refurbished bathroom is accessed off the hallway and finished to a modern standard. The floor plan reflects a thoughtful arrangement, with a clear distinction between living and sleeping areas.

Externally, the rear garden offers valuable outdoor space - ideal for relaxing, gardening, or enjoying the warmer months in a peaceful setting.

Rumblingwell is well placed for everyday convenience, with Dunfermline city centre close by and offering a wide range of shops, cafés, leisure facilities and historic attractions such as Pittencrieff Park. The area benefits from regular bus services, while Dunfermline Town and Queen Margaret railway stations provide direct connections to Edinburgh and beyond. Road links are excellent, with easy access to the M90 for commuting north or south, and ample on street parking. A comfortable home in a well-connected location, combining modern living with attractive outdoor space.

EPC Rating - D
Council Tax - A





Location

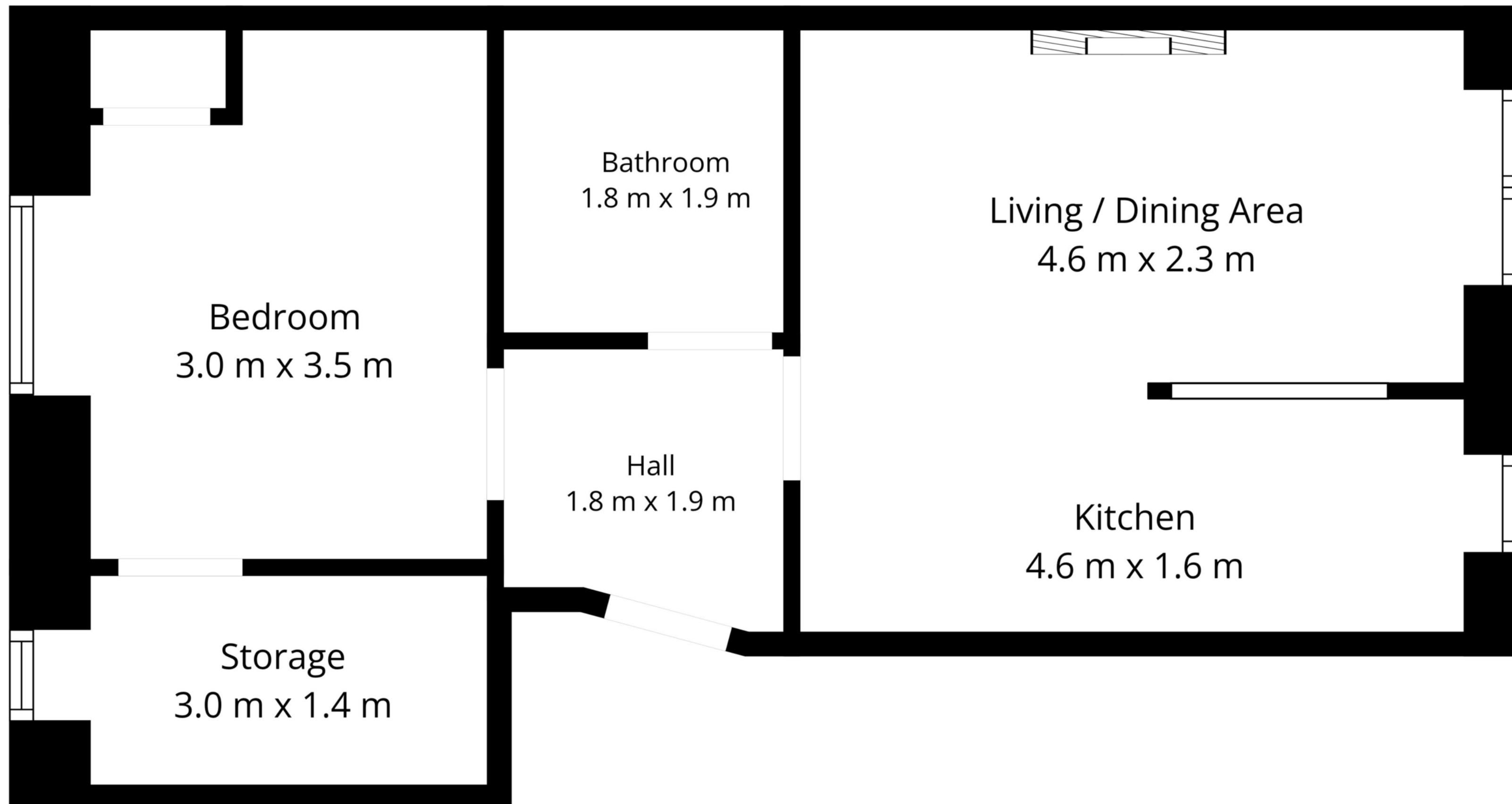
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 36 m2
Ground floor: 36 m2
EXCLUDED AREAS: STORAGE: 4 m2, WALLS: 5 m2

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



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

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