





Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Situated within the popular setting of Lady Campbells Walk, this well-presented upper one-bedroom flat offers an ideal opportunity for first-time buyers, downsizers, or investors alike. The property is attractively priced at £5,000 below Home Report value, presenting excellent value in today's market. Located in the historic City of Dunfermline, the property enjoys a prime central location, providing convenient access to Dunfermline's wide array of amenities. Residents benefit from close proximity to supermarkets, restaurants, cafés, and leisure facilities, while the nearby Fife Leisure Park offers additional attractions including a multi-screen cinema, fitness facilities, and popular coffee shops. For commuters, the property is ideally positioned with excellent transport links. Several local train stations, Park and Ride services, and easy access to the M90 motorway ensure swift connections to Edinburgh and beyond. Dunfermline bus station is also within comfortable walking distance.

The accommodation comprises a bright and spacious living room, enhanced by a bay-style window formation that allows for an abundance of natural light, creating a warm and inviting atmosphere. The adjoining kitchen is well-proportioned and offers ample space for storage and meal preparation.

The double bedroom is generously sized, with fitted mirrored wardrobes and space for freestanding furniture. Bathroom with three-piece suite and additional storage space is available, helping to keep the home organised and clutter-free.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

EPC Rating – E
Council Tax - A



Location

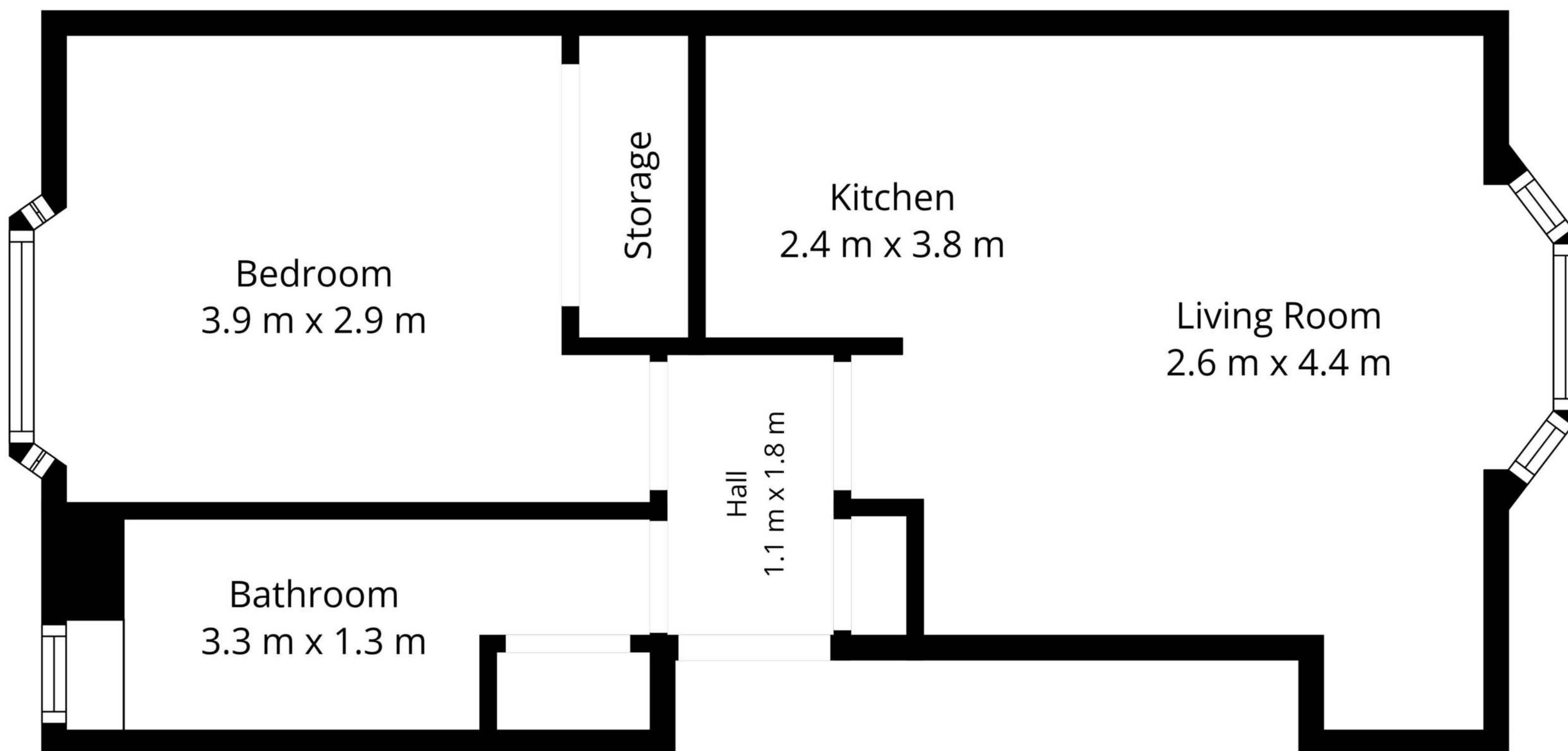
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 35 m2
Ground floor: 35 m2
EXCLUDED AREAS: LOW CEILING: 1 m2, BAY WINDOW: 1 m2, WALLS: 6 m2

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



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