





Key Features

 1 Bedroom

 1 Public

 1 Bathroom

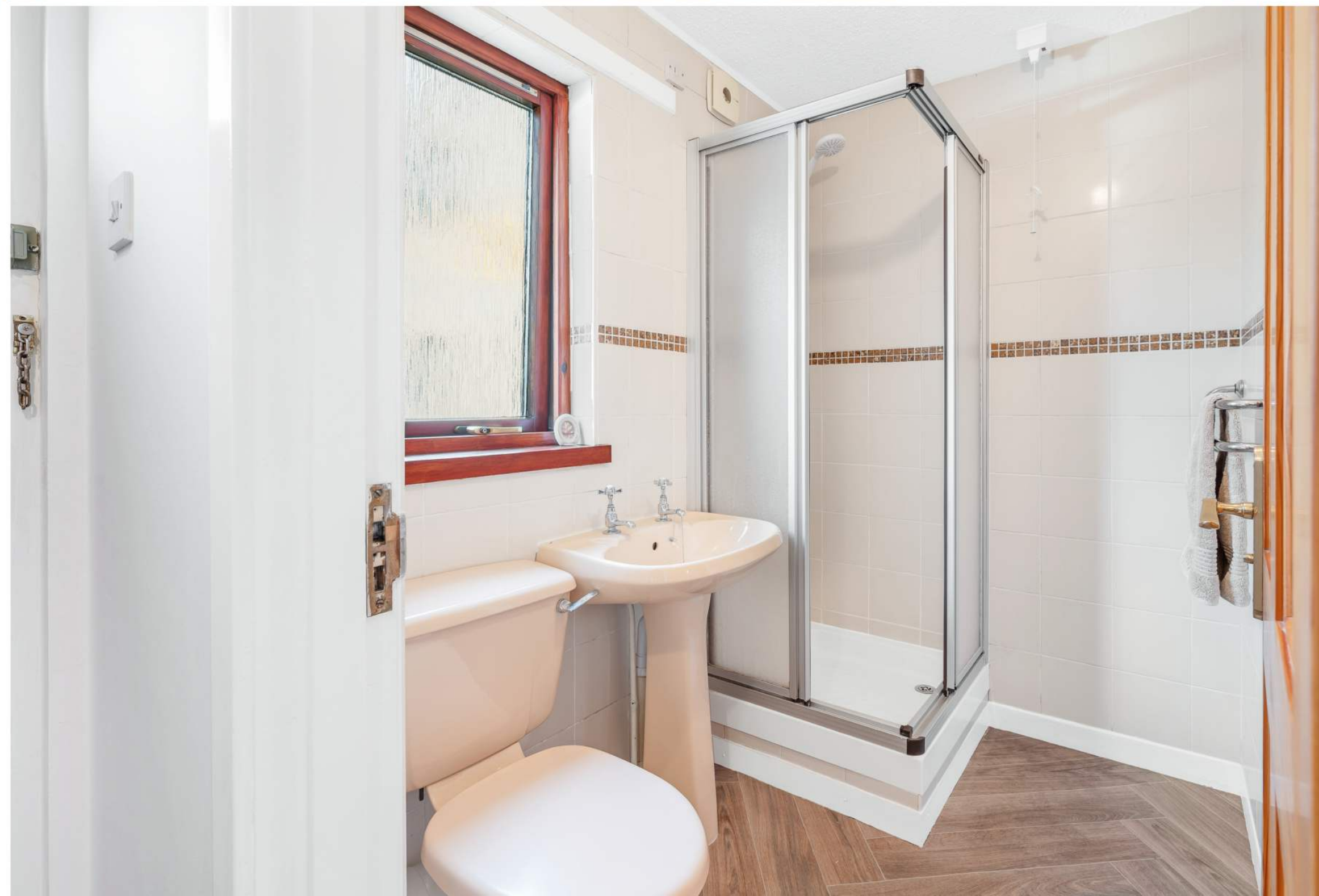
SA well-presented, one bedroom, ground floor apartment set within a quiet and established residential development, ideally positioned for easy access to Dunfermline City Centre and excellent transport links. This attractive property will appeal to first-time buyers, downsizers and buy-to-let investors alike, offering practical accommodation with ample storage and a convenient layout throughout. Old Mill Court is conveniently located for Dunfermline's wide range of amenities including shops, supermarkets, restaurants and leisure facilities. The property is well placed for access to local bus routes, Dunfermline City Centre and railway stations, offering direct links to Edinburgh and beyond. For commuters, the nearby M90 motorway provides straightforward access to the central belt.

The accommodation is entered via a hallway, which provides access to all rooms. The bright and spacious living/dining room offers an excellent main living space, with good proportions allowing for both lounge and dining furniture, and natural light from a large window. The fitted kitchen is accessed from the hallway and is well arranged, offering a range of base and wall-mounted units, making it ideal for everyday cooking. The double bedroom is quietly positioned to the rear of the property and benefits from a comfortable layout with space for freestanding furniture. The accommodation is completed by a shower room.

Externally, the property is set within well-maintained communal grounds, with residents' parking available.

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

EPC Rating – D
Council Tax - B
Factoring - £20 a month



Location

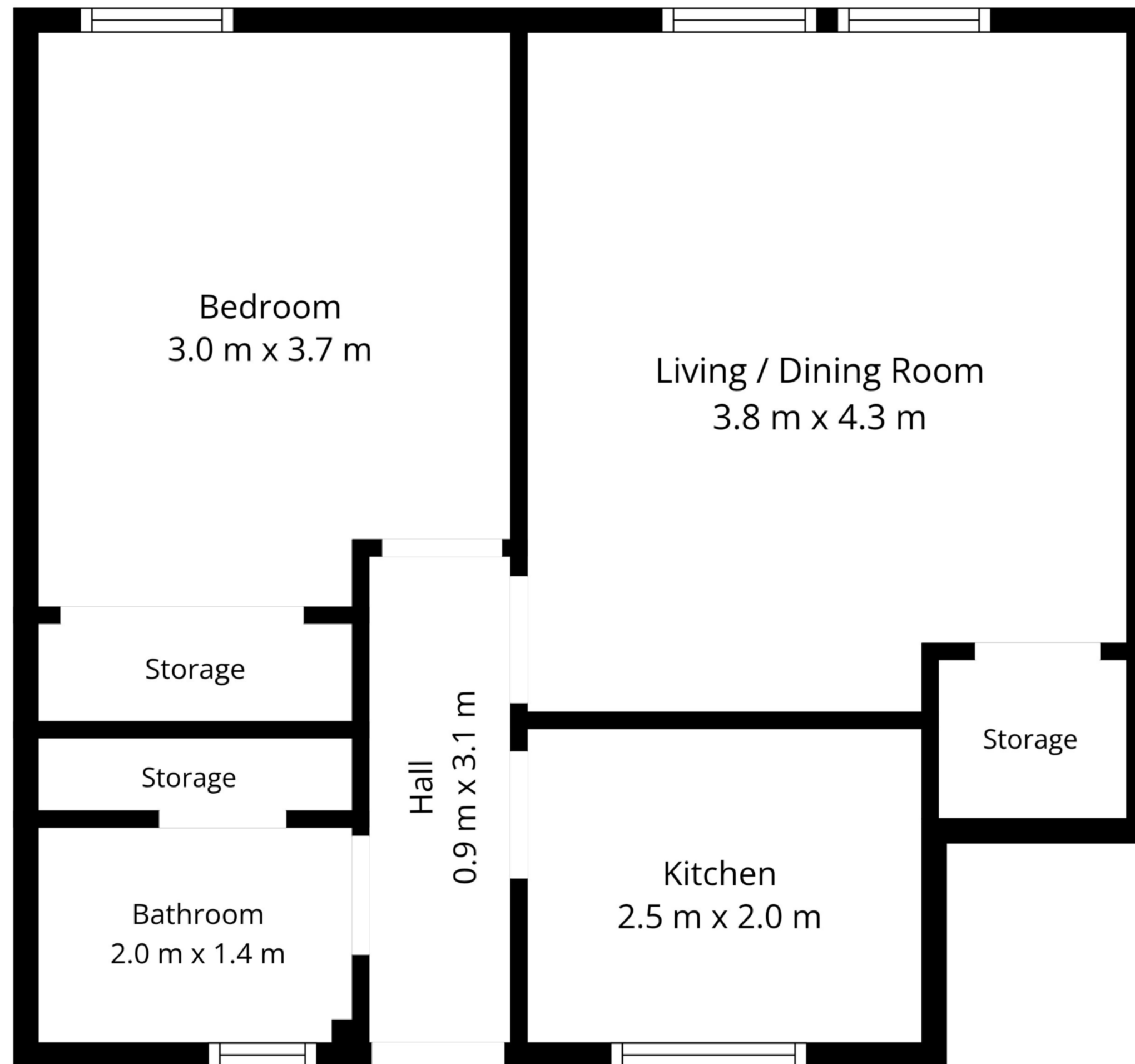
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 43 m2
Ground floor: 43 m2
EXCLUDED AREAS: WALLS: 4 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.