





# Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Situated within a highly desirable and convenient central location, this attractive one-bedroom property offers an excellent opportunity for first-time buyers, investors, or those seeking a base in Dunfermline. Reid Street is ideally positioned for those looking to enjoy the very best of Dunfermline. The town centre is just a short distance away, offering a wide range of shops, cafés, restaurants, and leisure facilities. The property is also perfectly placed for commuters, with excellent transport links including nearby train stations providing regular services to Edinburgh and beyond.

The internal layout, is both practical and well-considered. Entry is via a welcoming hallway which provides access to all accommodation. To the front, the bright living room benefits from an attractive bay-style window, allowing for an abundance of natural light and creating a pleasant and comfortable living space. The kitchen is positioned just off the lounge, offering a functional arrangement ideal for everyday use. The bedroom is quietly set to the rear of the property, providing a good degree of privacy and ample space for furnishings. Adjacent, the bathroom is conveniently accessed from the hall. In addition, there is a separate laundry/utility area, enhancing practicality and storage.

Early viewing is recommended to appreciate the layout, location, and potential this property has to offer.

EPC Rating – C  
Council Tax – A





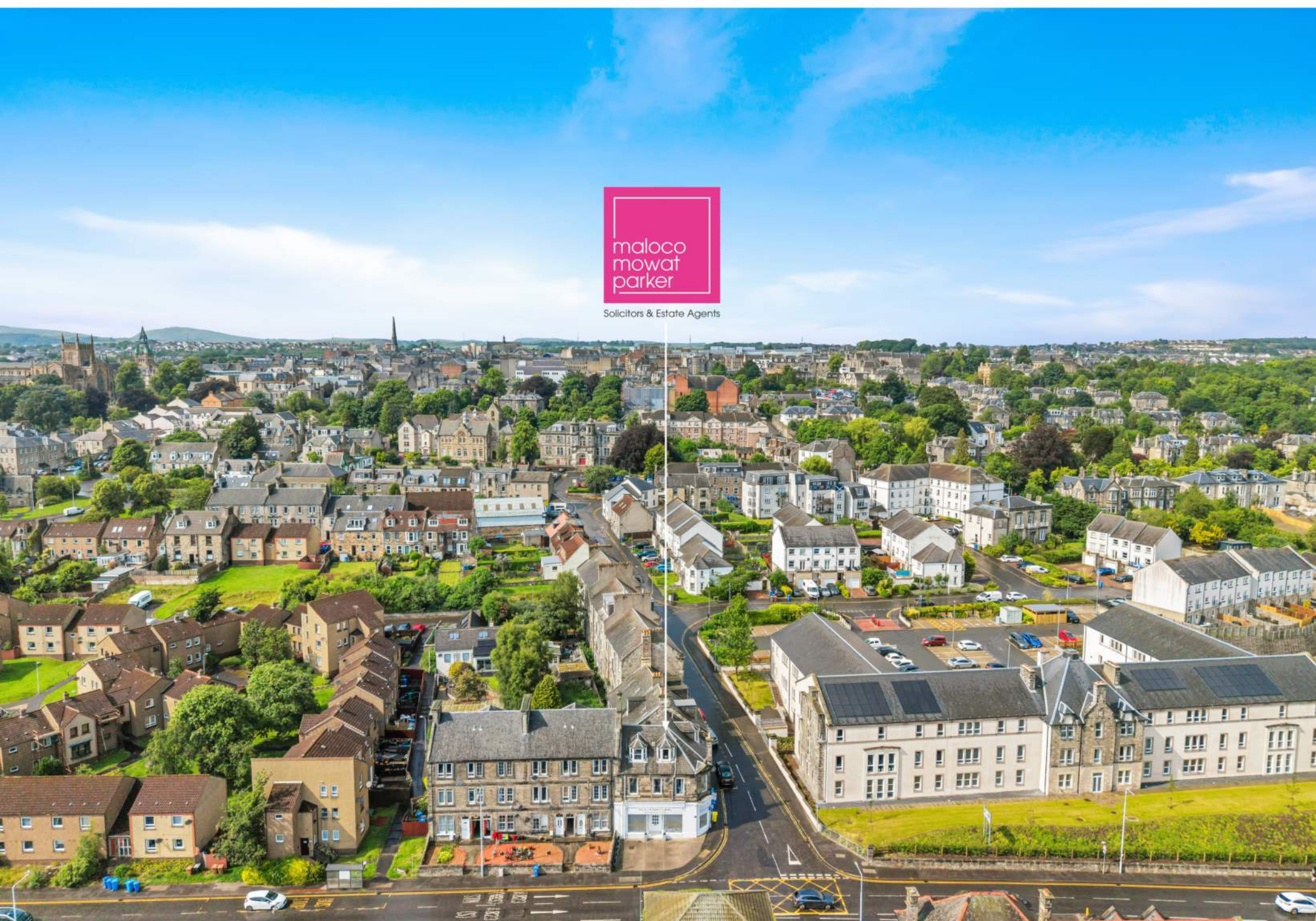
# Location

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.



## Enquiries

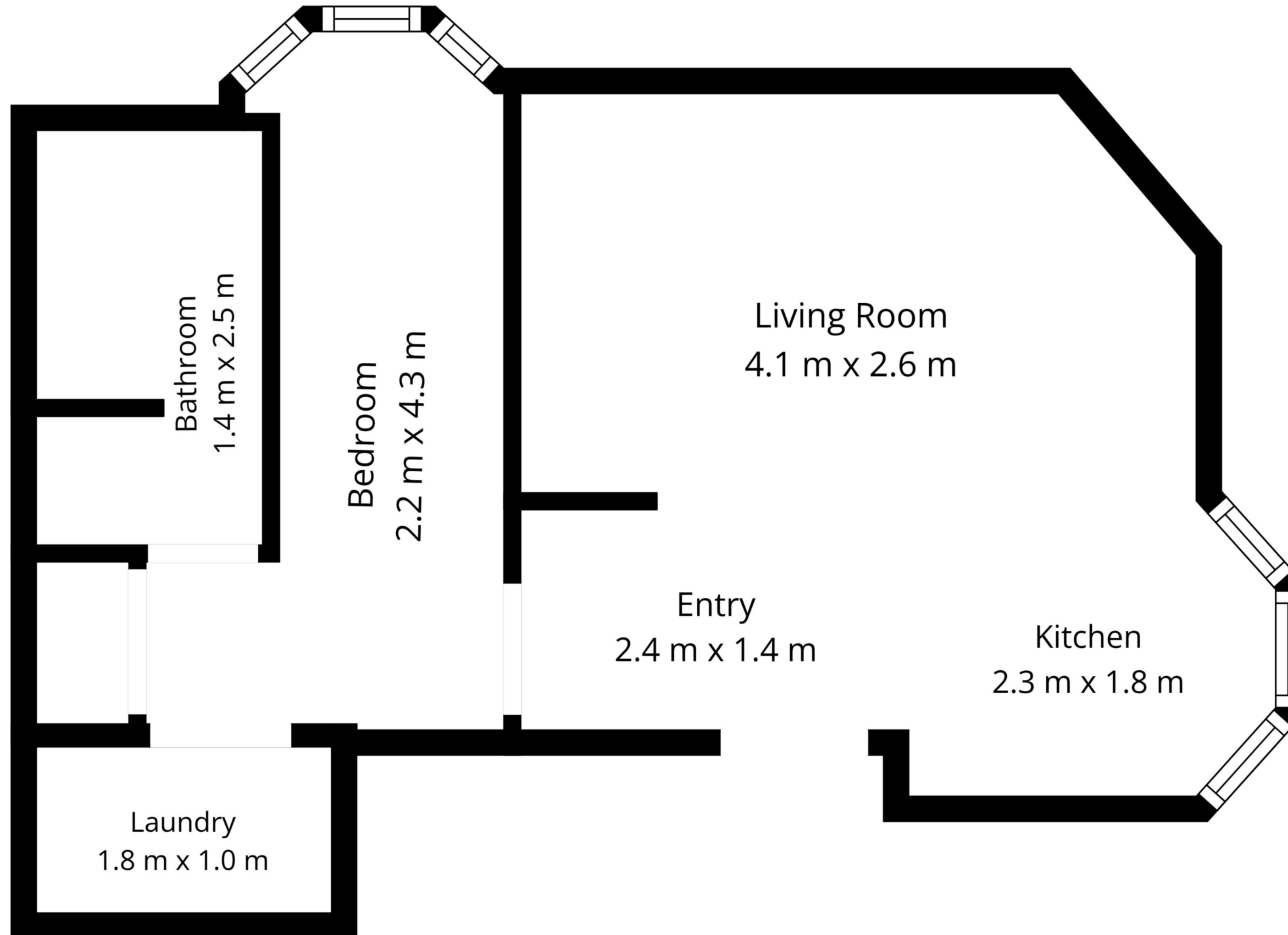
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



**TOTAL: 24 m2**

Ground floor: 24 m2

EXCLUDED AREAS: LAUNDRY: 2 m2, LOW CEILING: 5 m2, WALLS: 3 m2

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

