





Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

Situated within the highly sought-after eastern expansion of Dunfermline, this spacious three-bedroom ground floor apartment offers spacious, modern living with excellent amenities and transport links close at hand. The property is ideally positioned within a popular residential development, just a short distance from Duloch Leisure Park, Tesco Superstore, local schooling and the motorway network, making it an excellent choice for professionals, families and commuters alike.

The accommodation is accessed via a secure communal entrance and comprises a welcoming reception hall with excellent storage, a bright and generous lounge offering the perfect space for relaxation and entertaining, and a well-appointed fitted kitchen with ample worktop and storage space. The property boasts three well-proportioned bedrooms, including a spacious master bedroom benefiting from a private en-suite shower room. Two further bedrooms provide flexible accommodation and could be utilised as children's rooms, guest bedrooms or a home office. Completing the accommodation is a contemporary family bathroom. The property further benefits gas central heating, double glazing, residents' parking and well-maintained communal grounds.

This superb apartment combines generous accommodation, modern comforts and a highly desirable location, making it an ideal purchase for first-time buyers, growing families, downsizers and investors alike therefore viewing is highly recommended.

EPC – C

Council Tax – D

Factoring Fees - Deposit £350 Quarterly charges of £350





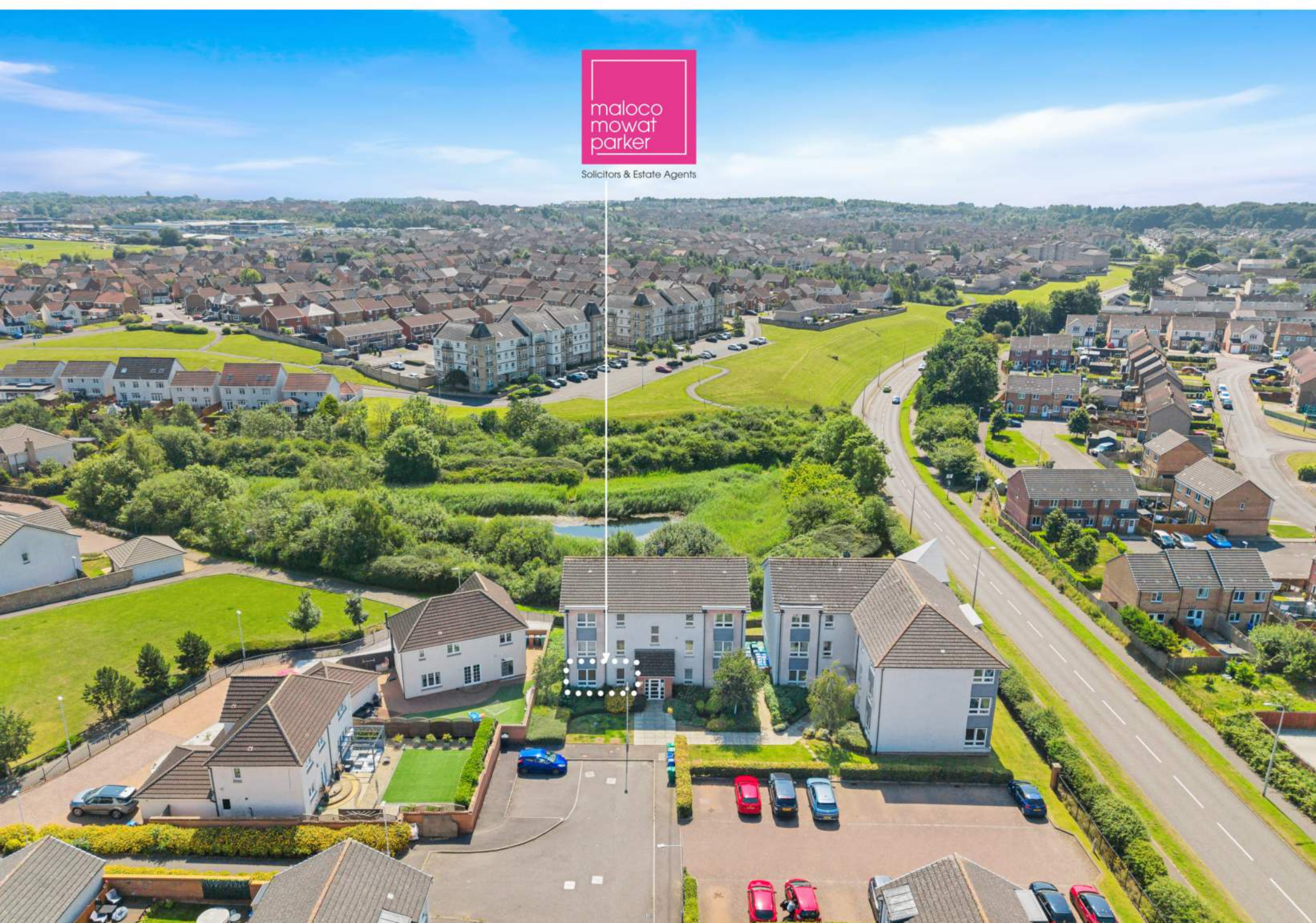
Location

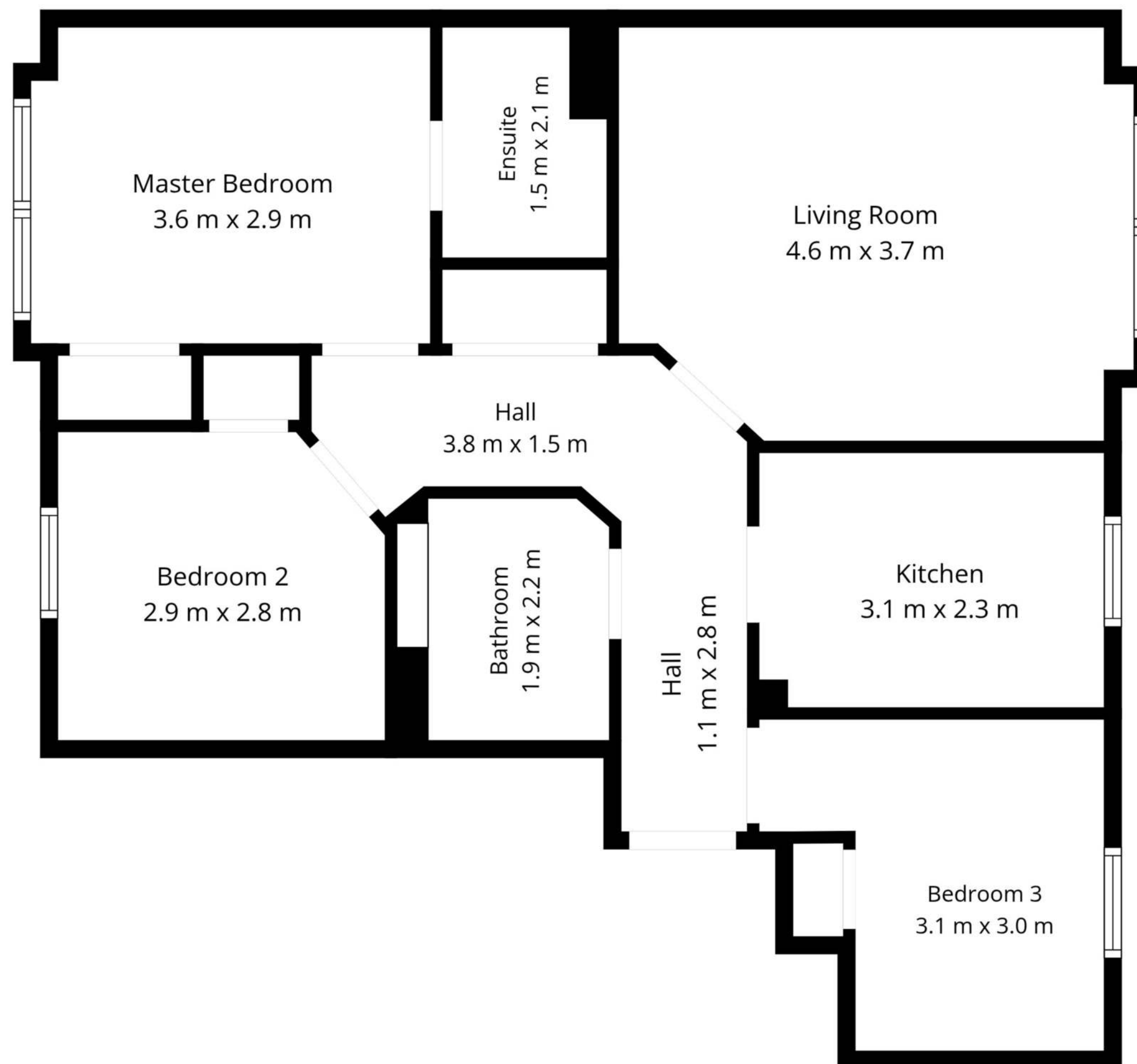
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 70 m2
 Ground floor: 70 m2
 EXCLUDED AREAS: 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.

