



**Second Floor MID Right Flat, 36 Victoria Terrace,
Dunfermline, KY12 0LZ**



Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Occupying a second-floor position within a traditional building on Victoria Terrace, this generously proportioned two bedroom duplex apartment offers flexible living accommodation over two levels and enjoys a convenient location close to Dunfermline city centre amenities. The area is well served by public transport, with nearby bus routes and railway stations providing excellent commuter links to Edinburgh, Glasgow and beyond. Local schooling and recreational amenities are also readily accessible, making this an ideal home for first-time buyers, professionals, investors or those seeking convenient town-centre living.

The property is accessed via a communal stairwell and opens into a welcoming hallway. The main level comprises a bright and spacious lounge/dining room, providing an excellent space for both relaxation and entertaining. The fitted kitchen is positioned just off the living area and offers a practical layout with ample storage and worktop space. The accommodation benefits from a well-proportioned master bedroom on the main floor, featuring a charming bay window that enhances the room's character and natural light. Accessed directly from the principal bedroom is a further versatile room, which could be utilised as a single bedroom, nursery, dressing room or home office/study, offering excellent flexibility to suit a variety of lifestyle requirements. A contemporary family bathroom completes this level.

Externally, the property benefits from convenient on-street parking available directly outside and within the immediate vicinity.

EPC Rating – D
Council Tax - B





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

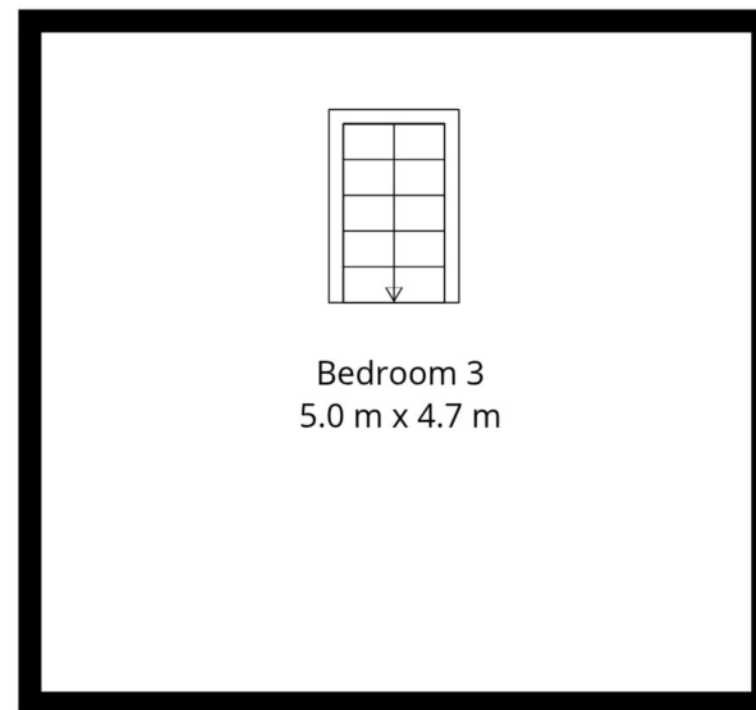
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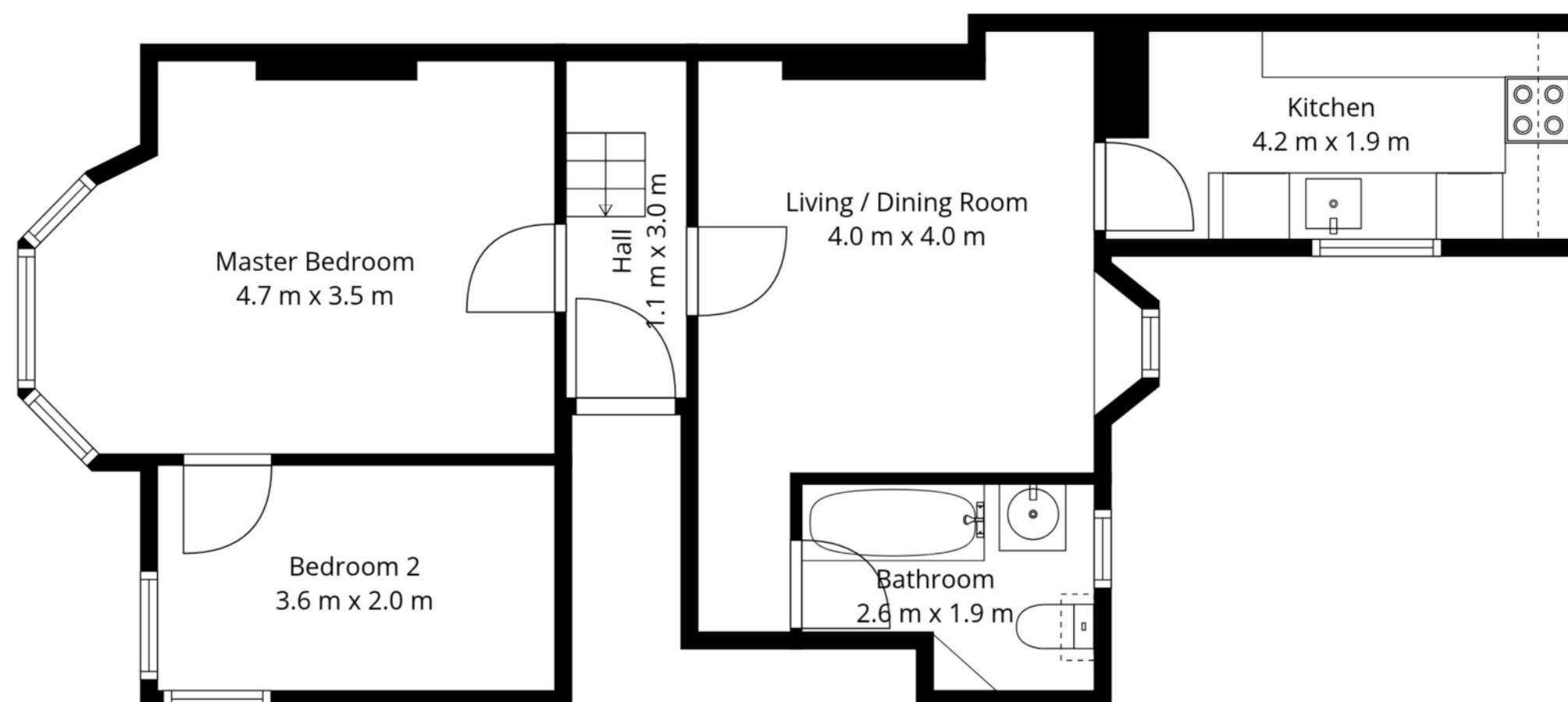


Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Bedroom 3
5.0 m x 4.7 m

1st Floor



Ground Floor

TOTAL: 76 m2

Ground floor: 55 m2, 1st floor: 21 m2

EXCLUDED AREAS: BEDROOM 3: 2 m2, WALLS: 11 m2

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

