



Key Features

 1 Bedroom

 1 Public

 1 Bathroom

Situated in a convenient central Dunfermline location, this charming ground floor flat offers an excellent opportunity for first-time buyers, downsizers or investors. Campbell Street enjoys a popular setting within walking distance of Dunfermline city centre, where a wide selection of shops, cafés, restaurants and leisure facilities can be found. Excellent transport connections, including nearby railway stations and access to the M90 motorway network, make this an ideal choice for commuters travelling throughout Fife, Edinburgh and beyond.

The accommodation is accessed via a welcoming entrance vestibule leading into a bright and spacious living room, enhanced by an attractive bay window which floods the room with natural light and provides an appealing focal point for everyday living and entertaining. A central hallway connects the principal accommodation and leads to a generously proportioned double bedroom positioned to the rear of the property. The bedroom benefits from excellent natural light and useful built-in storage. The fitted kitchen is located off the hallway and provides a practical layout with a range of base and wall-mounted units, ample worktop space and room for essential appliances, creating a functional environment for modern living. Completing the accommodation is a contemporary shower room fitted with a shower enclosure, wash hand basin and WC.

Externally, the property benefits from on-street parking and a large shared garden to the rear, providing an attractive outdoor space for residents to enjoy.

EPC Rating – D
Council Tax - A





Location

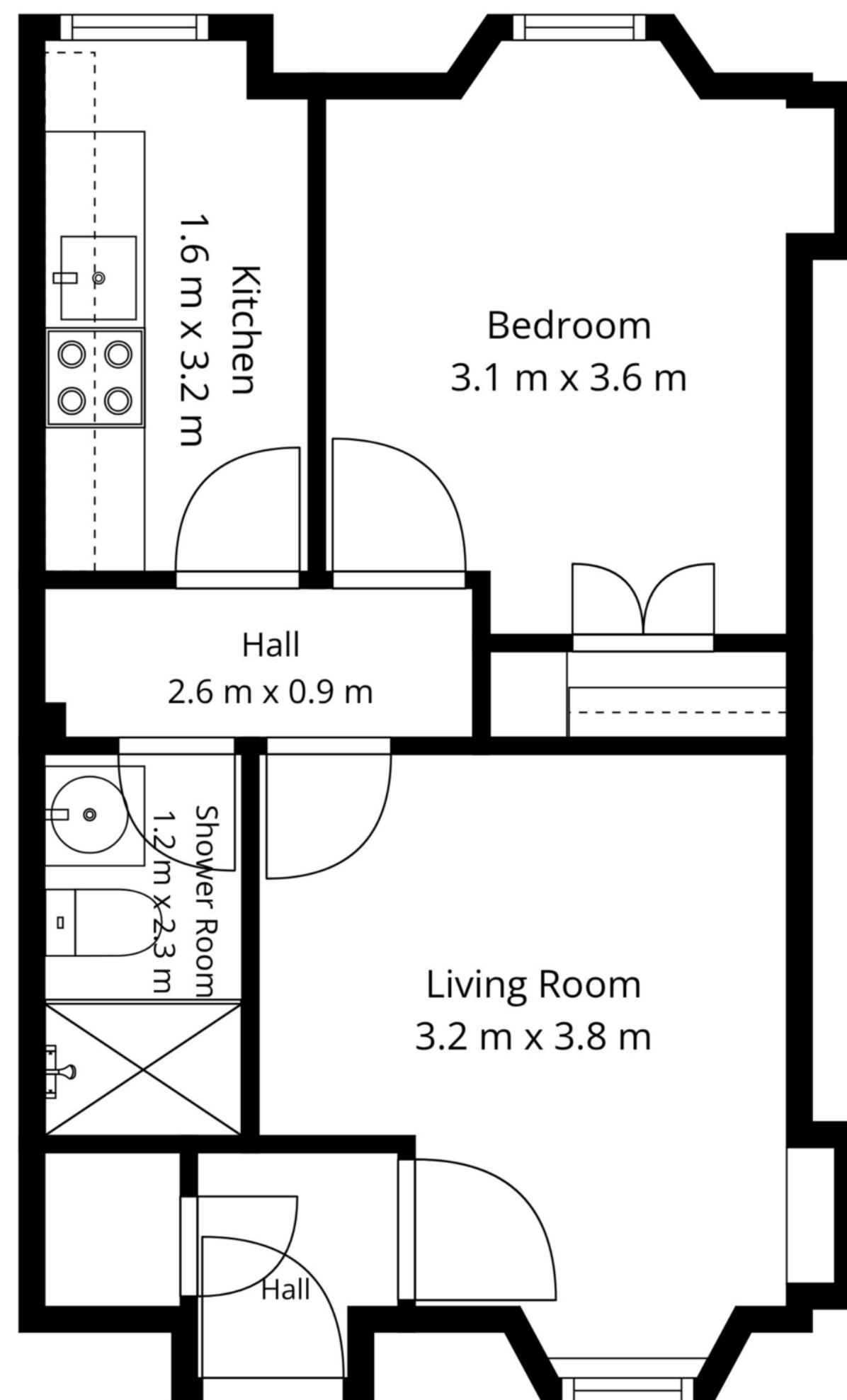
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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