





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Situated within a popular and well-established residential development, this spacious three-bedroom upper apartment offers an excellent opportunity for first-time buyers, families, downsizers and investors alike. Conveniently located for local amenities, schooling, transport links and Dunfermline city centre, the property combines generous accommodation with superb everyday convenience.

The accommodation is accessed via a welcoming entrance hall which provides access to all apartments. Entering the property the impressive lounge enjoys a bright and airy feel, offering a superb space in which to unwind or entertain. Its generous proportions allow for both sitting and dining areas, making it perfectly suited to modern lifestyles. The kitchen is well laid out with a good range of units and worktop space, creating a practical environment for everyday cooking and dining. There are three well-proportioned bedrooms, all offering flexible accommodation to suit a variety of lifestyles. The master bedroom benefits from built-in storage, while the remaining bedrooms could equally serve as children's rooms, guest accommodation or a home office for those working from home. A family bathroom completes the accommodation.

Externally, the development enjoys well-maintained communal grounds and ample residents' parking, providing convenience for homeowners and visitors alike.

EPC Rating – C
Council Tax - C
Factoring - £85 per month





Location

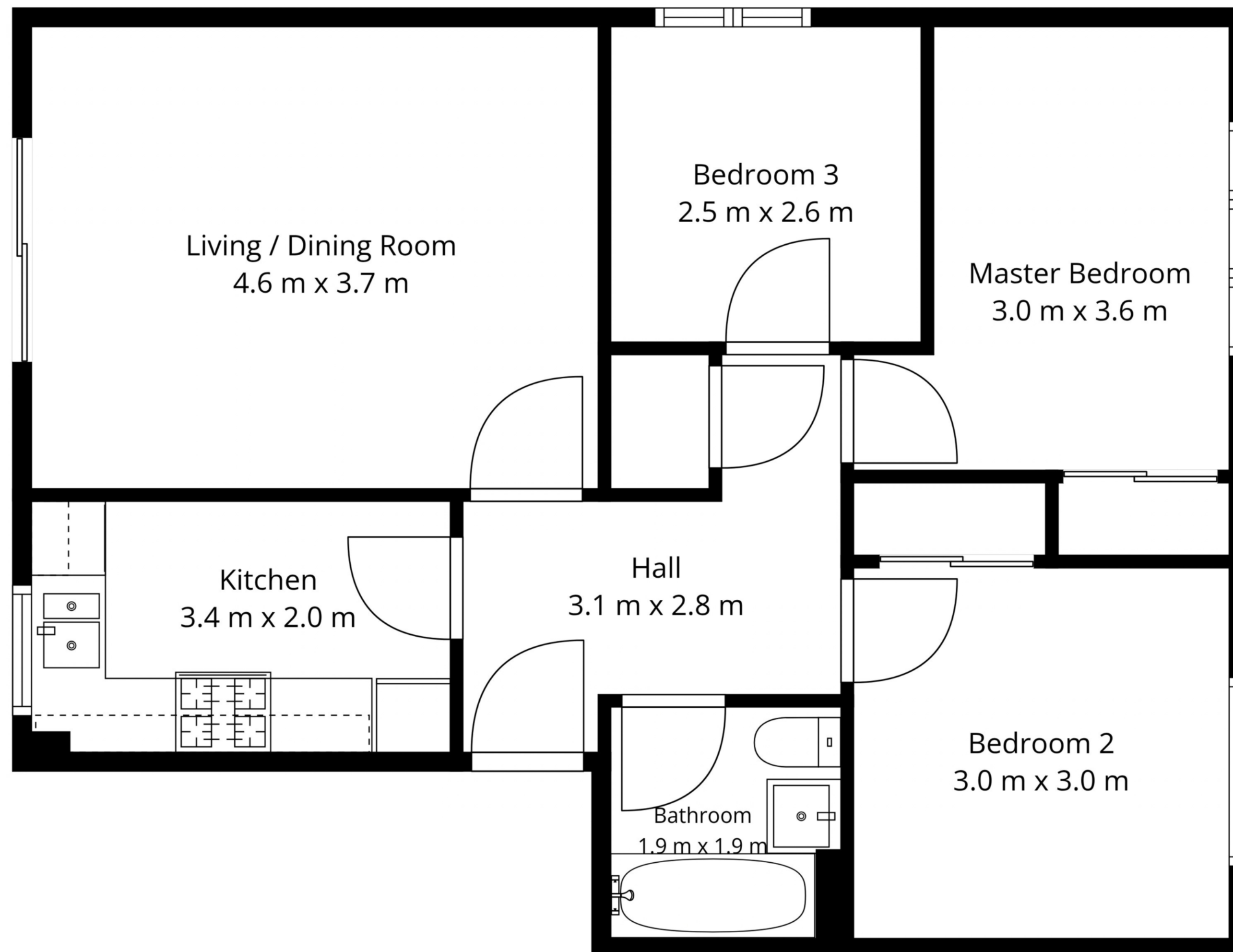
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and 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: 65 m2
SECOND FLOOR: 65 m2
EXCLUDED AREAS: WALLS: 5 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.