maloco
mowat
parker

83 Appin Crescent, Dunfermline, KY12 7QT


BUSH






BONJOUR

Key Features

2 Bedroom

1 Public

1 Bathroom

Situated within a popular residential setting close to Dunfermline city centre, this attractive two-bedroom ground floor flat offers generously proportioned accommodation throughout and is ideally suited to first-time buyers, downsizers and buy-to-let investors alike. Appin Crescent is conveniently positioned within Dunfermline, offering easy access to a wide variety of local amenities including supermarkets, shops, cafés, leisure facilities and well-regarded schools. Dunfermline city centre is within easy reach, whilst excellent transport links, including nearby railway stations and the M90 motorway network, provide straightforward commuting to Edinburgh, Perth and beyond.

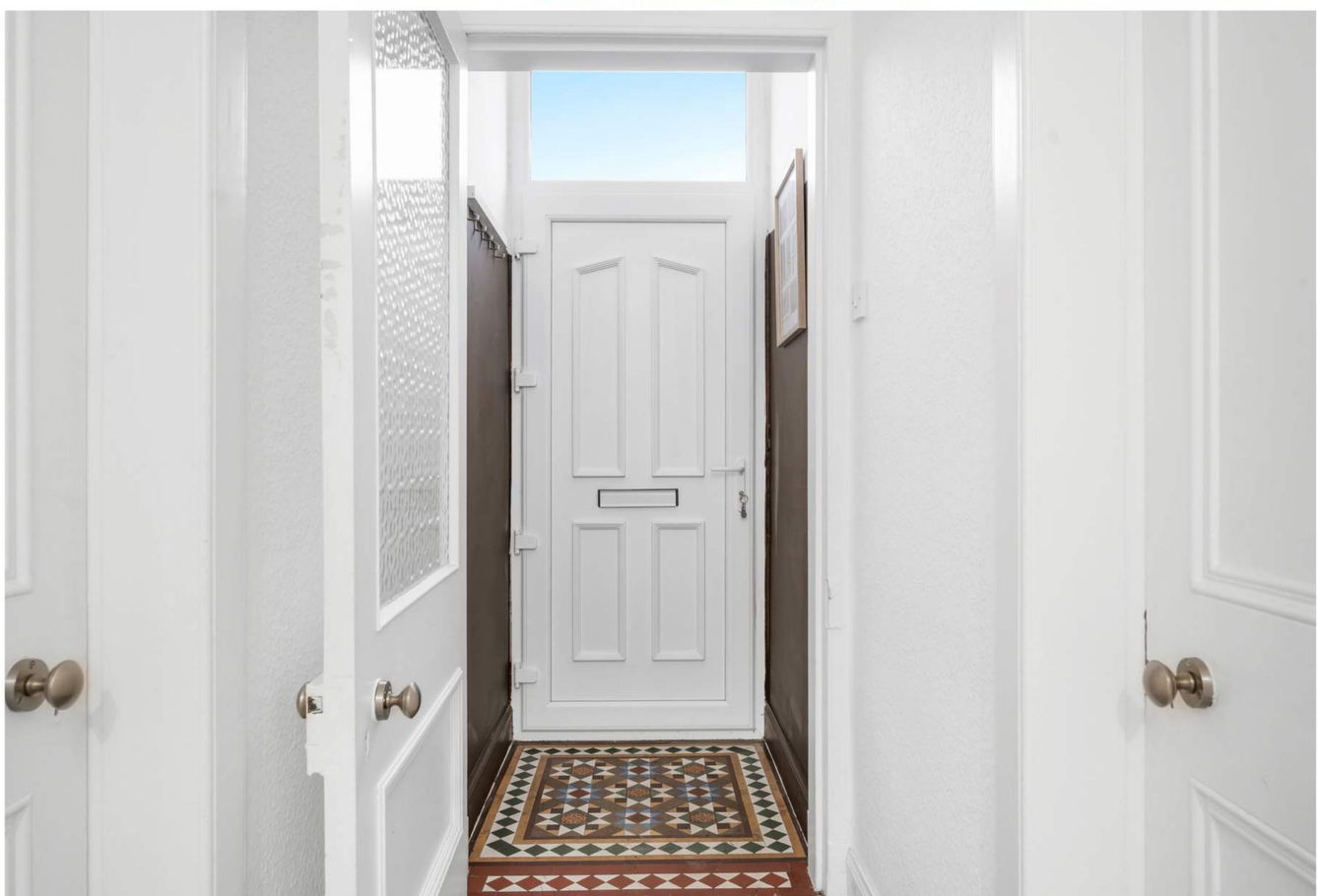
The property is entered via a welcoming entrance vestibule leading into a central hallway which provides access to all principal apartments. To the front, a bright and spacious living room enjoys excellent natural light and offers ample space for both relaxation and entertaining. Adjacent to the lounge is a separate dining area, creating an ideal space for family meals or home working. The well-appointed kitchen is located to the rear of the property and is fitted with a range of wall and base mounted units, providing excellent storage and workspace.

The impressive master bedroom is particularly generous in size and benefits from direct access to a modern shower room. A further well-proportioned double bedroom offers flexible accommodation for family members, guests or those requiring a dedicated home office.

Externally, the property enjoys access to communal gardens and on-street parking nearby.

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.

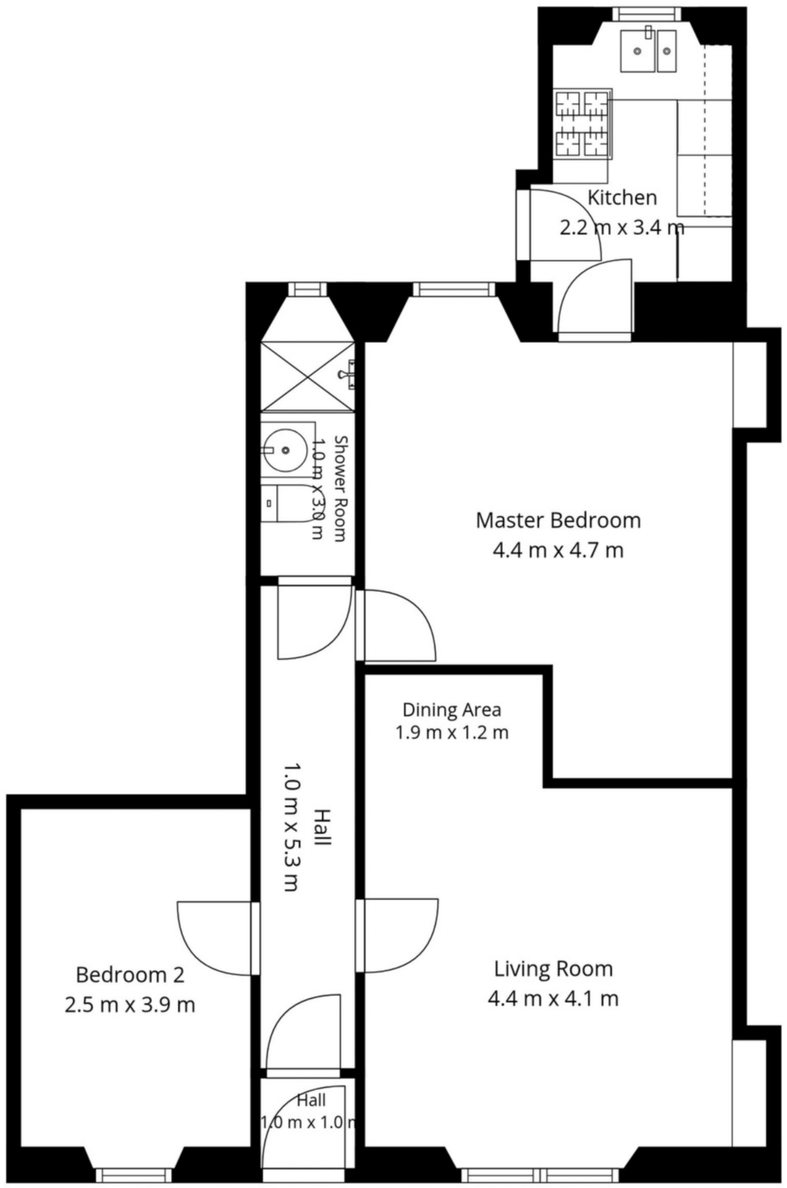
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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.







TOTAL: 66 m2
Ground floor: 66 m2
EXCLUDED AREAS: WALLS: 7 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.

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