maloco
mowat
parker

22 Clunivar Street, Dunfermline, KY12 9BP









Key Features

3 Bedroom

1 Public

1 Bathroom

Situated within a popular and well-established residential area of Dunfermline, this spacious three-bedroom ground floor flat offers well-proportioned accommodation throughout and will appeal to a wide range of buyers including first-time purchasers, downsizers and investors alike.

Clunivar Street is conveniently located for a wide range of local amenities, including shops, supermarkets, schools and leisure facilities.

Dunfermline city centre is within easy reach, offering an extensive selection of retail, dining and entertainment options. Excellent transport links are available via nearby bus routes, the M90 motorway network and Dunfermline's railway stations, providing straightforward access to Edinburgh, Perth and beyond.

EPC Rating – C
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.

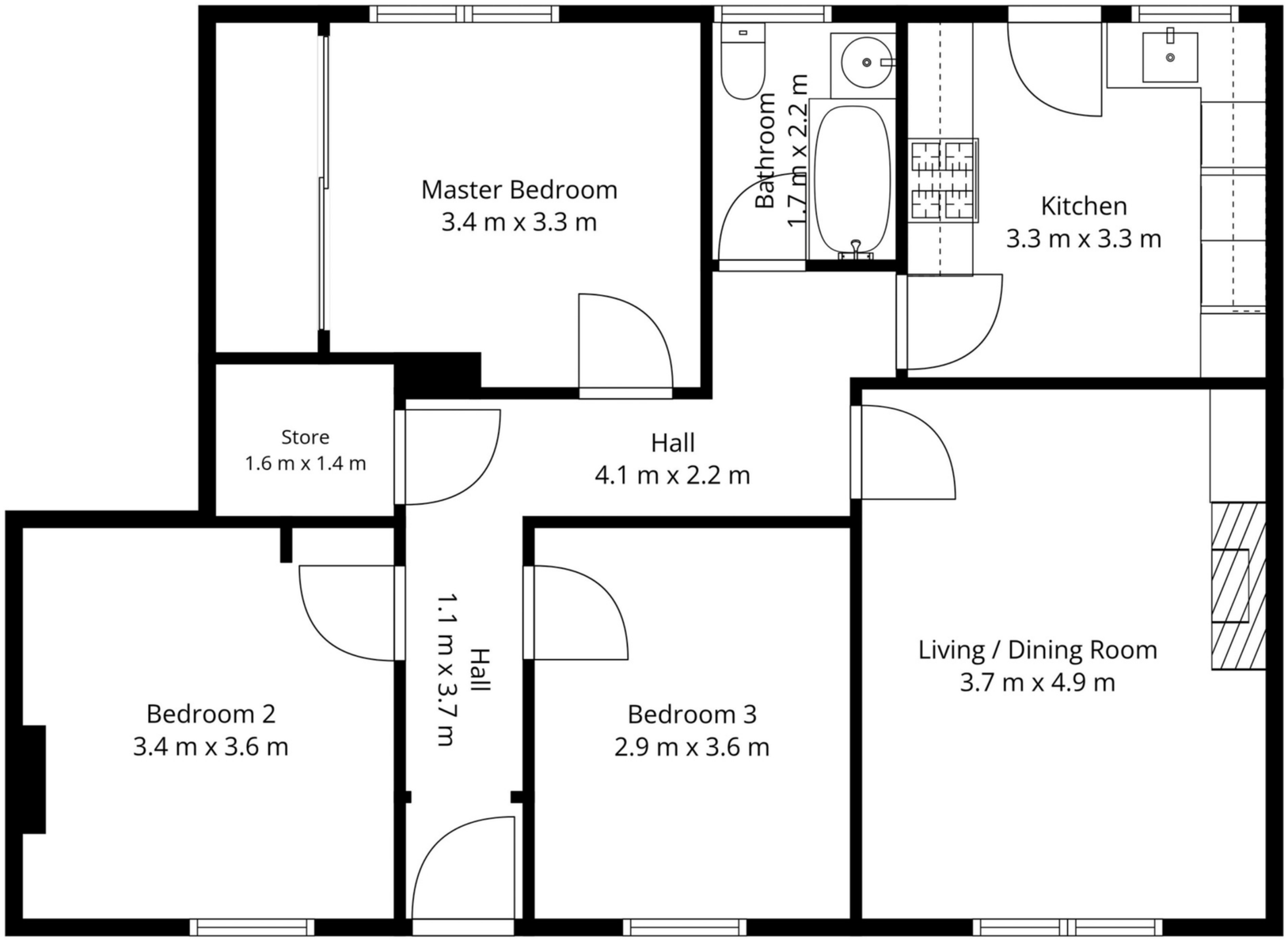
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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: 85 m2
Ground floor: 85 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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