maloco
mowat
parker

# 27 Leys Park Grove, Dunfermline, KY12 0DF









# Key Features

2 Bedrooms

1 Public

2 Bathrooms

Situated within the highly desirable City of Dunfermline, this beautifully presented two-bedroom top floor apartment offers an exceptional opportunity for a range of buyers including first-time purchasers, professionals, downsizers and investors alike. Leys Park Grove is perfectly positioned close to excellent amenities, including supermarkets, restaurants, cafés, leisure facilities and schooling. Dunfermline City Centre is only a short walk away, while commuters will appreciate the convenient access to the M90 motorway network, Dunfermline railway station and regular public transport links, making travel to Edinburgh and beyond.

The accommodation is thoughtfully designed and generously proportioned throughout. A welcoming entrance hall provides access to all rooms and excellent storage facilities. The heart of the home is the impressive open-plan lounge and breakfasting kitchen, creating a fantastic space for both everyday living and entertaining. Flooded with natural light, the lounge offers ample space for a variety of furniture arrangements, while the contemporary kitchen is fitted with an excellent range of units and workspace, perfectly complementing modern lifestyles. The master bedroom is a spacious double room benefiting from fitted wardrobes and a stylish en-suite shower room. A second well-proportioned double bedroom provides flexible accommodation, ideal for guests, family members or those working from home. Completing the accommodation is a modern family bathroom finished to a high standard.

Further benefits include secure entry, well-maintained communal grounds, residents' parking, gas central heating and double glazing throughout.
Combining spacious accommodation, a sought-after location and excellent commuter links, this attractive apartment is sure to appeal to a wide variety of purchasers and early viewing is highly recommended.

EPC Rating – B
Council Tax - D
Factoring - £136 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.

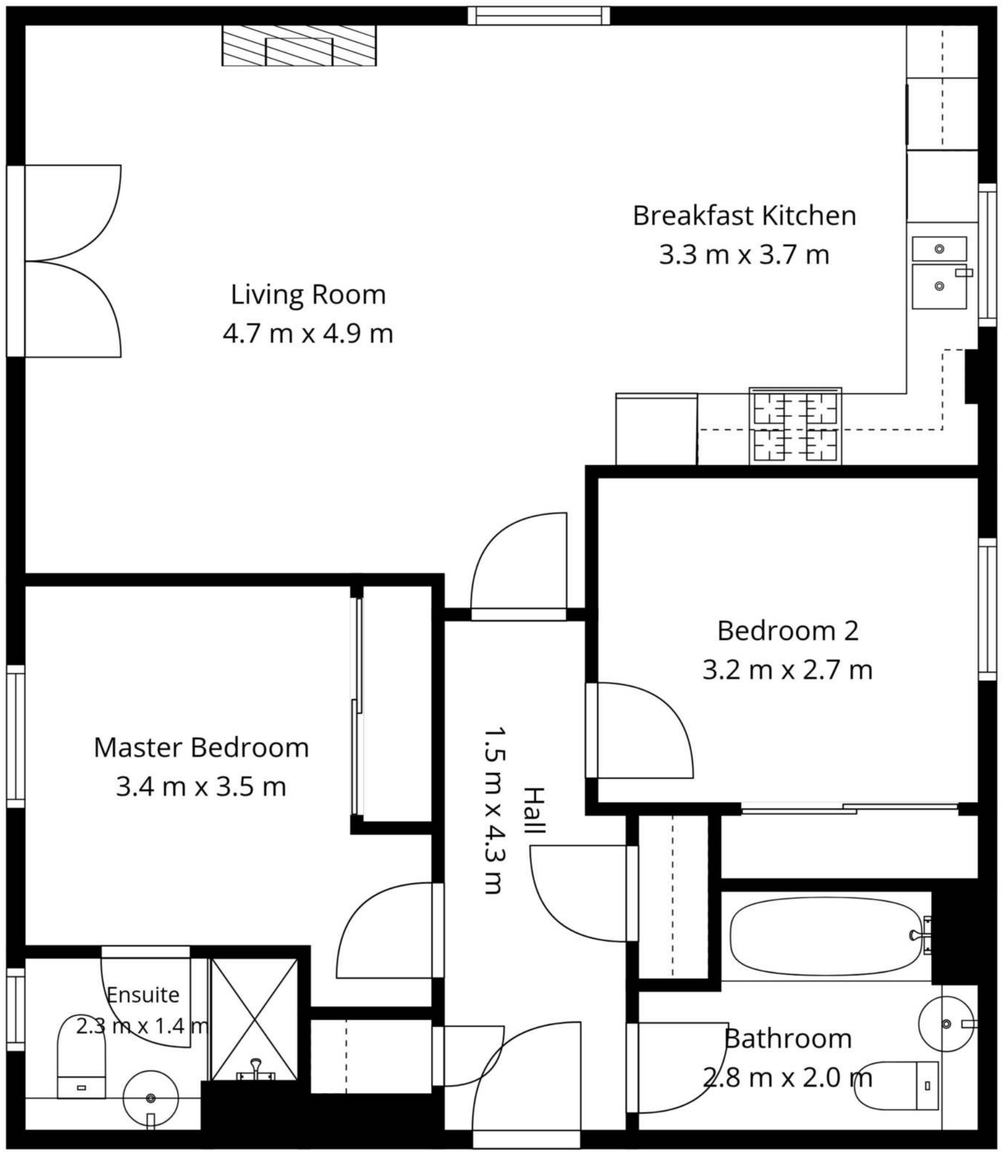
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

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: 73 m2**
THIRD FLOOR: 73 m2
EXCLUDED AREAS: WALLS: 6 m2

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

maloco mowat parker

N

## Enquiries


01383 629720

info@maloco.co.uk

maloco.co.uk


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

espc