

82 Bruce Gardens

DULOCH, DUNFERMLINE, FIFE, KY11 8HG



*THE PROPERTY BOASTS DELIGHTFUL
OPEN VIEWS OVER DUNFERMLINE*



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82 Bruce Gardens is a delightful second floor flat, the property has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views over Dunfermline. Presented in move-in condition, the property is accessed via its own front door. The internal reception hall has a good selection of storage cupboards. The lounge is situated towards the front with a large picturesque window and open aspect views flooding the room with natural light. There is a wonderful dining kitchen with a good selection of stylish units and integral appliances.

Both bedrooms are double in size and the master benefits from an en suite shower room. The modern bathroom with stylish splashback tiling completes the accommodation on offer. Ample private and visitor parking is provided and there are well maintained communal grounds surrounding the property.

Viewing is highly recommended to appreciate the accommodation on offer.







Bedroom 1



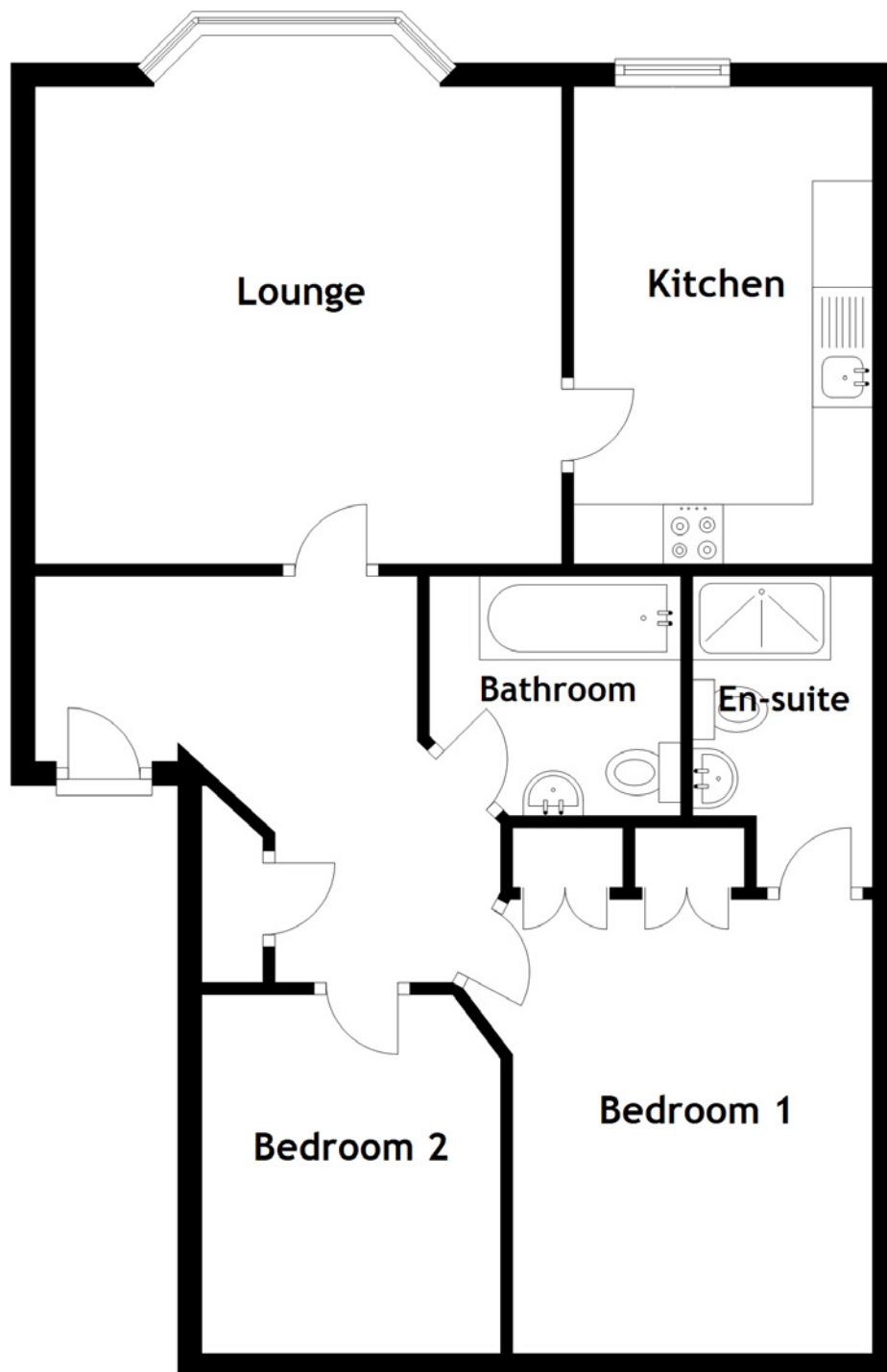




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

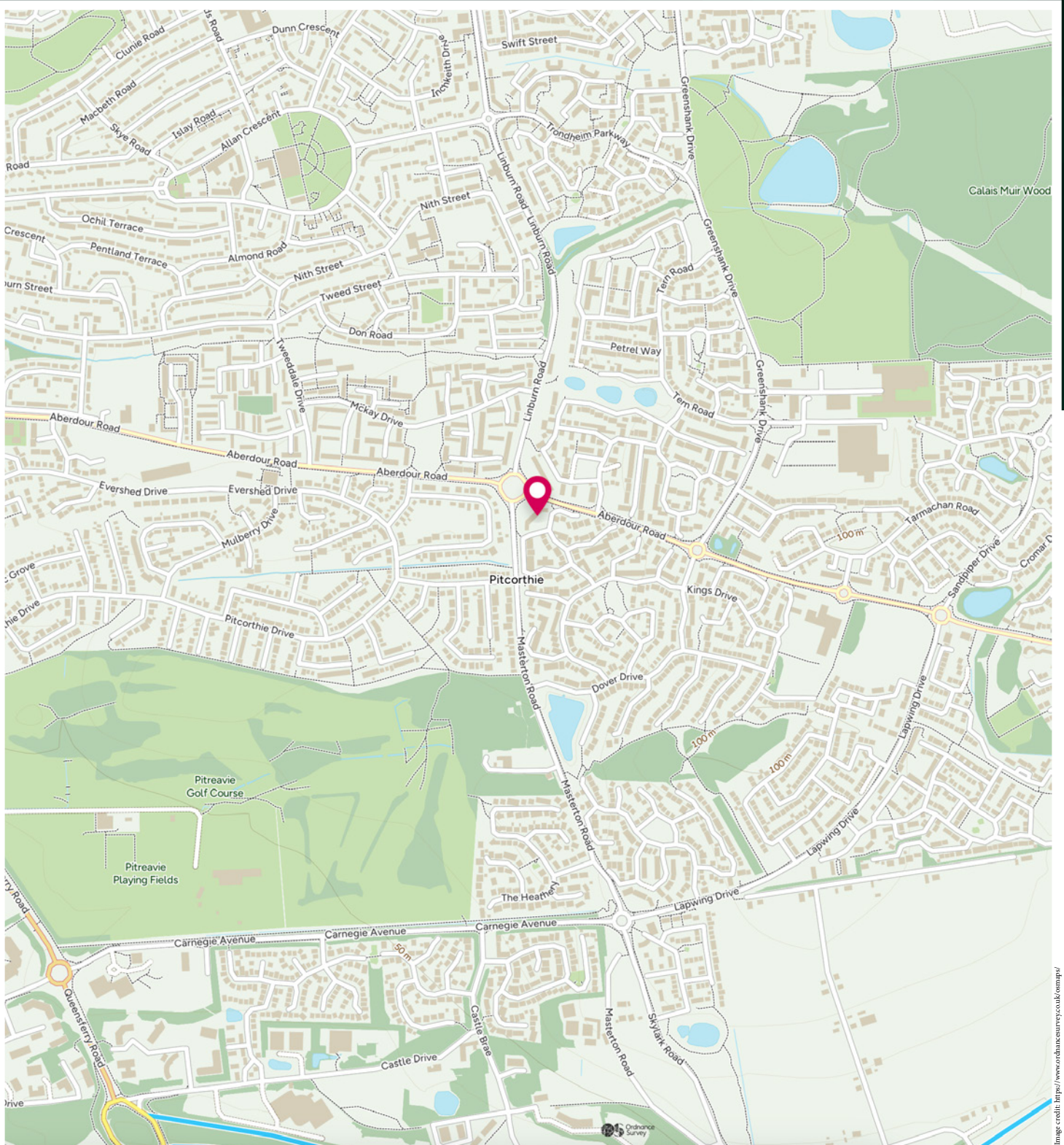
Lounge	4.40m (14'5") x 4.00m (13'1")	En-suite	2.60m (8'6") x 1.50m (4'11")
Kitchen	4.00m (13'1") x 2.50m (8'2")		
Bedroom 1	3.80m (12'6") x 3.00m (9'10")	Gross internal floor area (m ²): 68m ²	
Bedroom 2	3.00m (9'10") x 2.50m (8'2")	EPC Rating: C	
Bathroom	2.10m (6'11") x 2.00m (6'7")		



Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.



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