





The Location

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping Centre and retail parks with a selection of superstores, restaurants and bars.

Within the Duloch Park area, you have Fife Leisure Park, home to a 10-screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for keen golfers, there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge 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.

Two train stations are a short distance away, there is a bus station and a choice of supermarkets close by. Large Park and Ride facilities from nearby Halbeath add to the benefit.

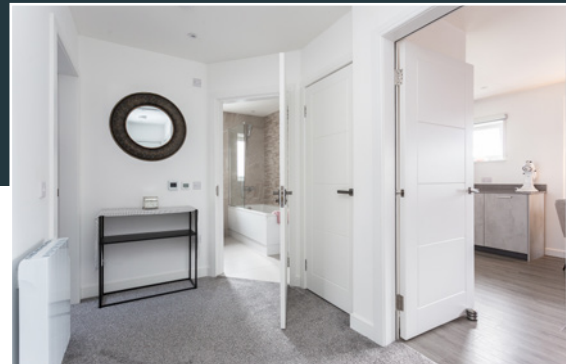
The Property

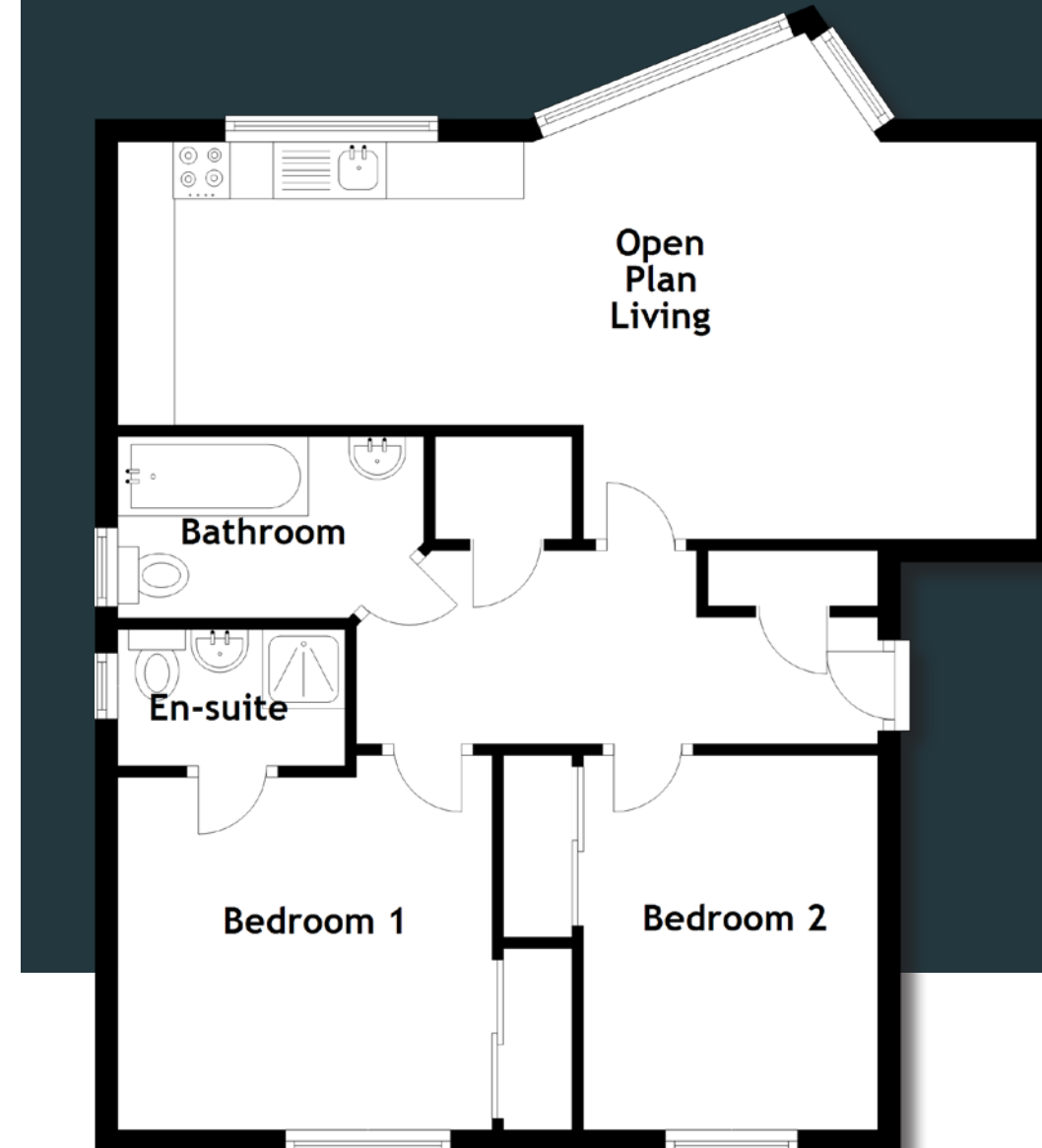
This is a particularly appealing upper flat with spacious accommodation set within an exclusive walled setting.

The property is modern, sleek and stylish. Contemporary features and fittings add a luxurious feel to the property. Two bedrooms each have built-in wardrobes and the main bedroom has an en-suite shower room. The family bathroom has a bath, toilet and a wash hand basin. Storage is plentiful in this apartment. The spacious living room is open plan to the kitchen with ample room for a dining table and chairs in an unusual angled window recess.

This is an excellent part of town for easy commuting opportunities and for all the amenities the town centre has to offer including theatre, cafes, restaurants, clubs etc.

Externally there is allocated parking and a well tended communal space.





The Details

*Approximate Dimensions
(Taken from the widest point)*

Open Plan Living	8.10m (26'7") x 3.50m (11'6")
Bedroom 1	3.30m (10'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 1.60m (5'3")
En-suite	2.00m (6'7") x 1.20m (3'11")

Gross internal floor area (m²): 66m²
EPC Rating: C

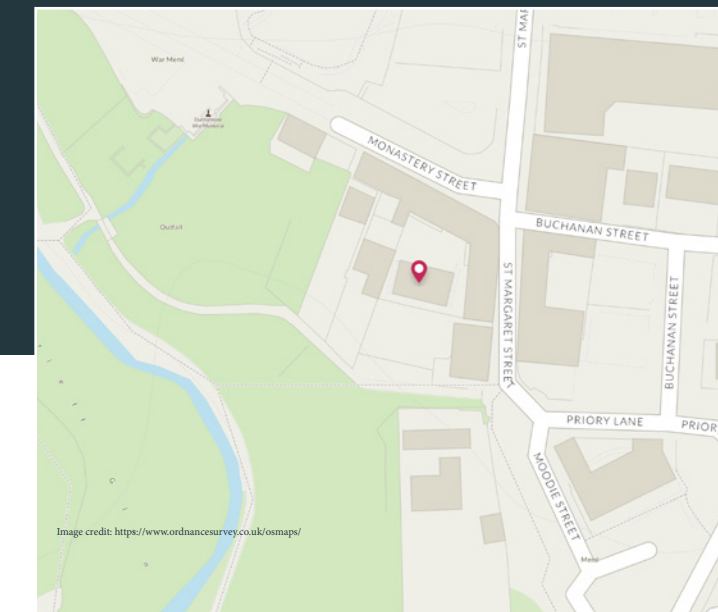


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