

14C Abbot Street

DUNFERMLINE, FIFE, KY12 7NW



*Excellent two-bedroom top-floor
maisonette in walk-in condition*



01383 660 570



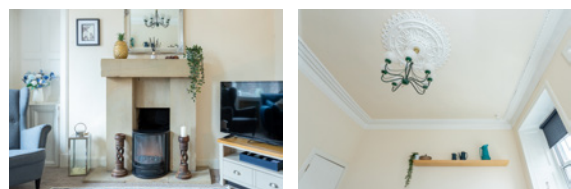
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This immaculate two-bedroom maisonette flat, located in the heart of Dunfermline, is in walk-in condition and sold as seen.

THE LOUNGE



Access is via the main front door leading into an inner hallway. On the ground level, you'll find a spacious lounge with a front-facing window and a charming feature fireplace. The kitchen features modern base and wall units with integral appliances, offering views over the rear communal gardens, a safe environment for both families and pets.

THE KITCHEN



BEDROOM 2



Bedroom two is also on this level, along with a handy WC. Additionally, a large walk-in cupboard or office space is conveniently on the ground floor.





Upstairs, the master bedroom is double in size and boasts space for furniture configurations and windows providing panoramic views over Dunfermline. The upper level also includes a fully tiled three-piece bathroom with a shower over the bath.

This is a must-see to appreciate the accommodation in the centre of Dunfermline, with all amenities close by and direct train links to Edinburgh in just 20 minutes. On-street parking is provided around the property.

THE BATHROOM/ENSUITE



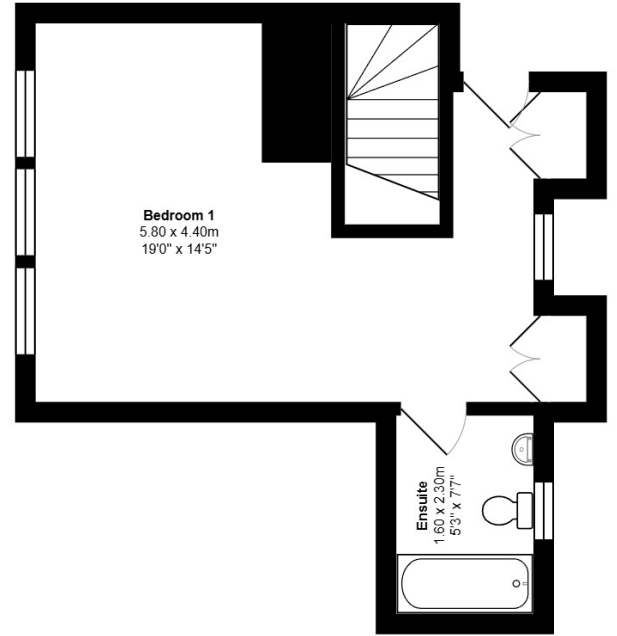
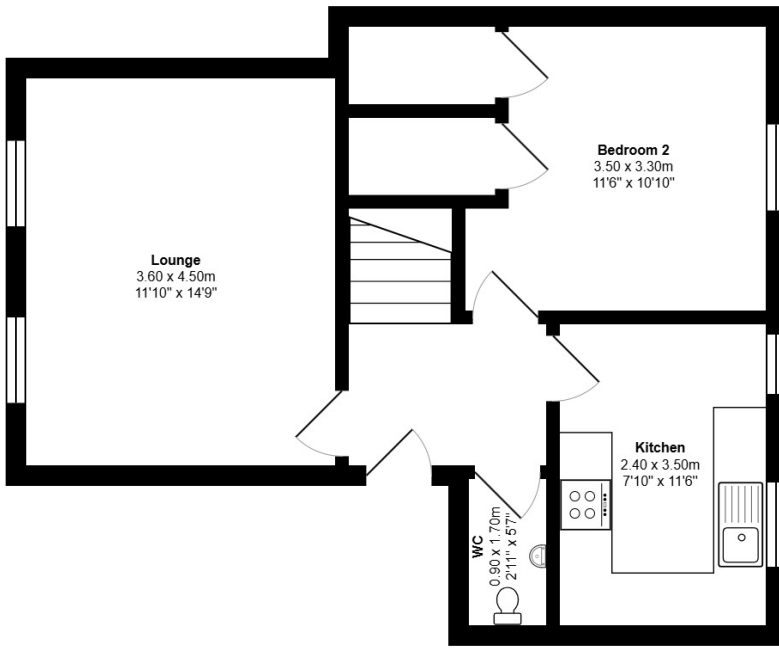
BEDROOM 1 & VIEW



windows providing panoramic views over Dunfermline

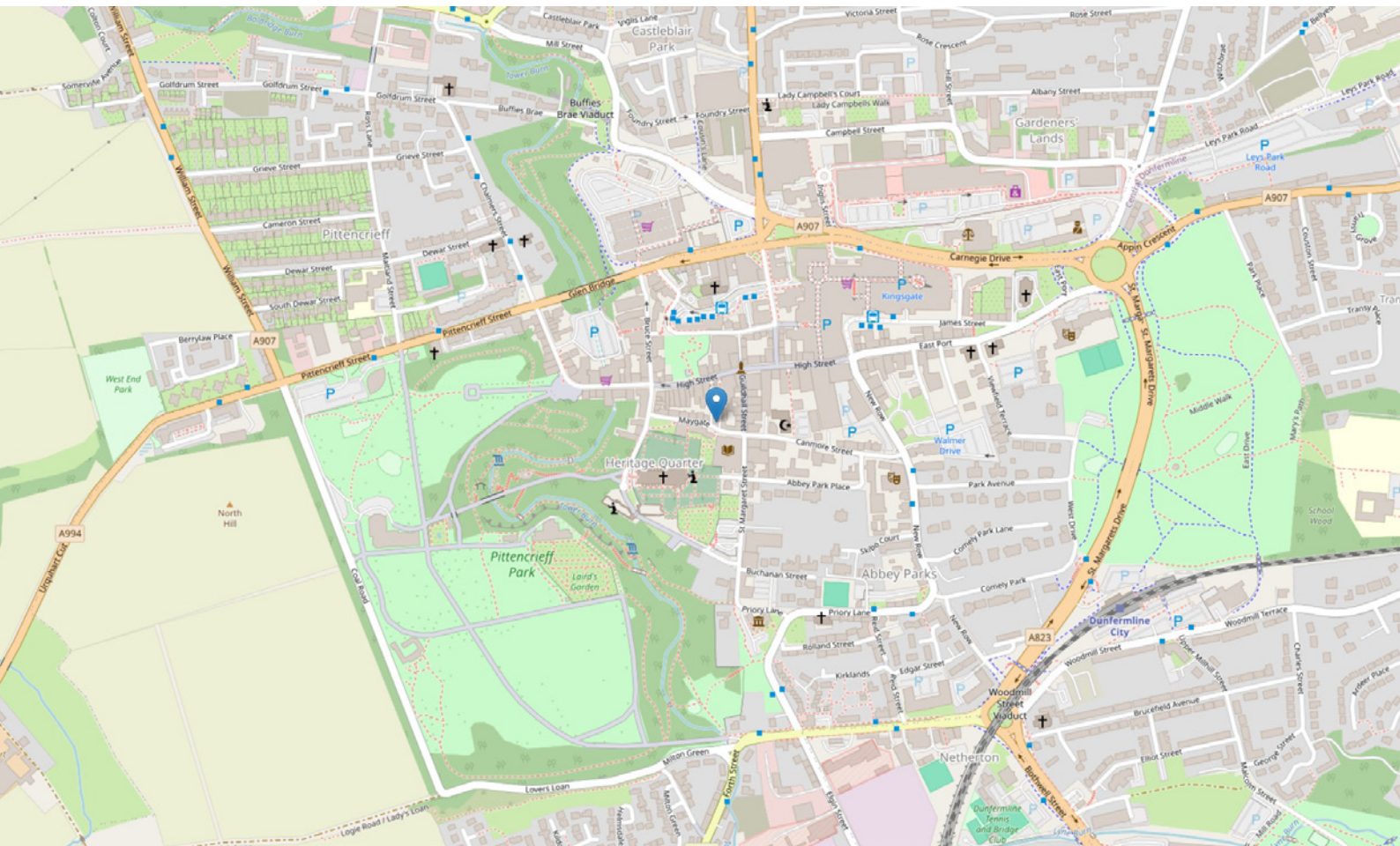


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: C





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 which is 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, and 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, and Dundee.



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