


McEwan Fraser Legal
Solicitors & Estate Agents
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21 Main Street
TOWNHILL, DUNFERMLINE, KY12 0EB



THE LOCATION

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland. Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores and the Fife Leisure Park

For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.

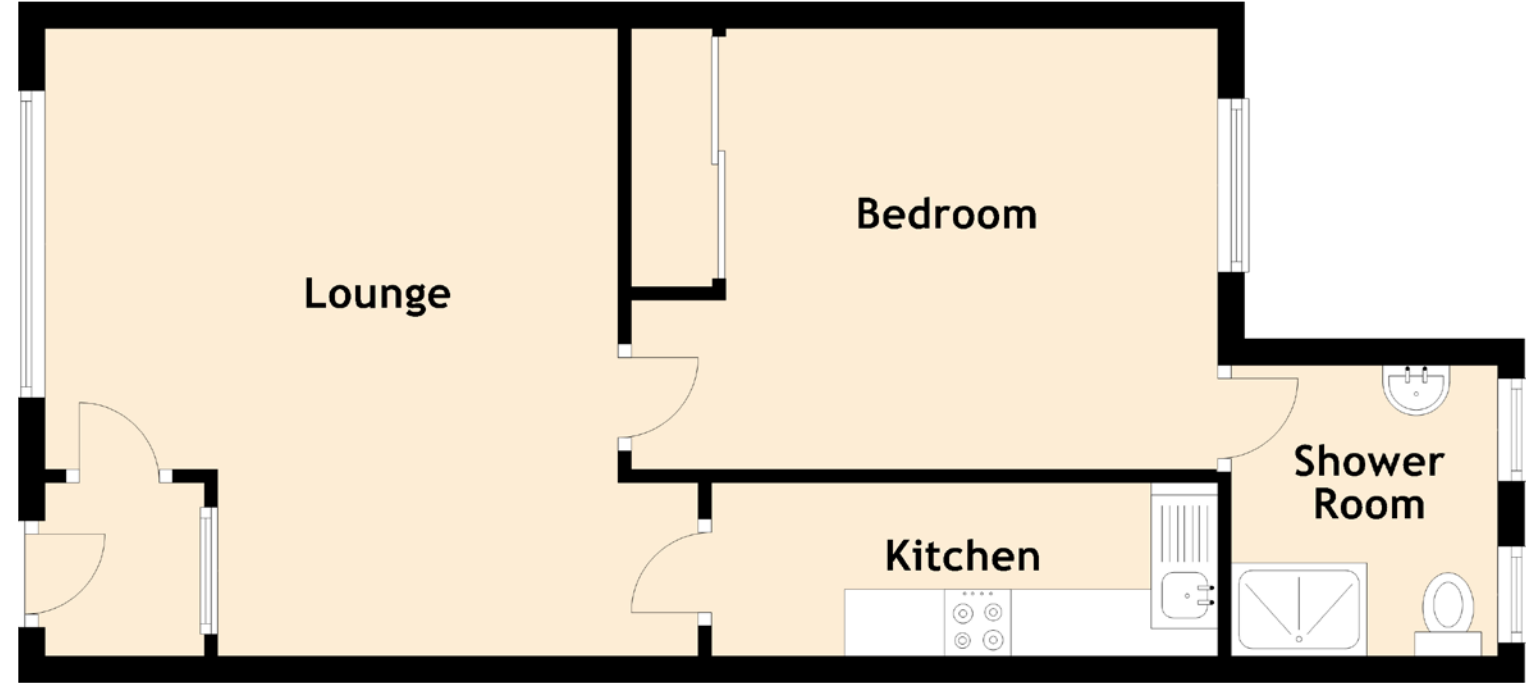
THE PROPERTY

McEwan Fraser Legal is delighted to offer this lovely apartment located on the main street of Townhill-Dunfermline, close to many local amenities. This property allows you to be close to town and yet still have privacy.

Once inside the property, you may notice the well-proportioned living space. The property boasts a lounge with an adjoining kitchen, allowing for a great entertaining or socialising space. The property's bedroom is a good size with ample storage to maximise storage space with alcoves that could be transformed into further storage. The shower room within the property has a modern crisp feeling, fully tiled and maximises the space to feel bright and free-flowing.

This property presents a brilliant opportunity for a first-time buyer or an investor looking into a buy-to-let project.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	3.80m (12'6") x 1.30m (4'3")
Bedroom	4.40m (14'5") x 3.30m (10'10")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 45m²
EPC Rating: D



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



VIEW FROM REAR OF PROPERTY

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Part
Exchange
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