

29E Rose Street

DUNFERMLINE, FIFE, KY12 0QT



Excellent first time buyers purchase or buy-to-let investment. Centrally located in the heart of Dunfermline



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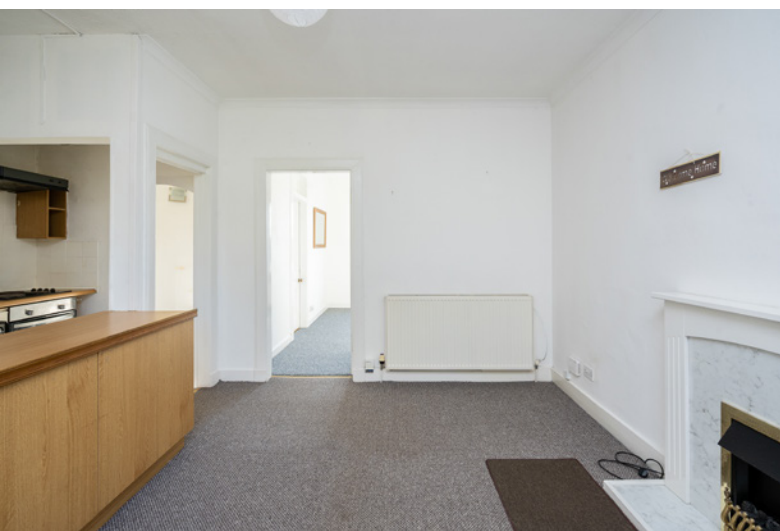
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This very attractive two-bedroom flat is located in a popular residential setting, centrally located in a well sought after residential area of Dunfermline with panoramic views across fife and beyond.

It has been updated to a good standard and would make an excellent purchase for first-time buyers or Buy-To-Let investors. The property is well presented throughout with contemporary decorative features.

THE LOUNGE/KITCHEN



The accommodation comprises an entrance hallway with a storage cupboard, bright lounge, well-equipped kitchen including integrated oven and hob, and fridge.





The bathroom is three-piece with a shower over the bath, and there are two well-proportioned bedrooms, one with built-in storage cupboards.

THE BATHROOM



BEDROOM 1



BEDROOM 2

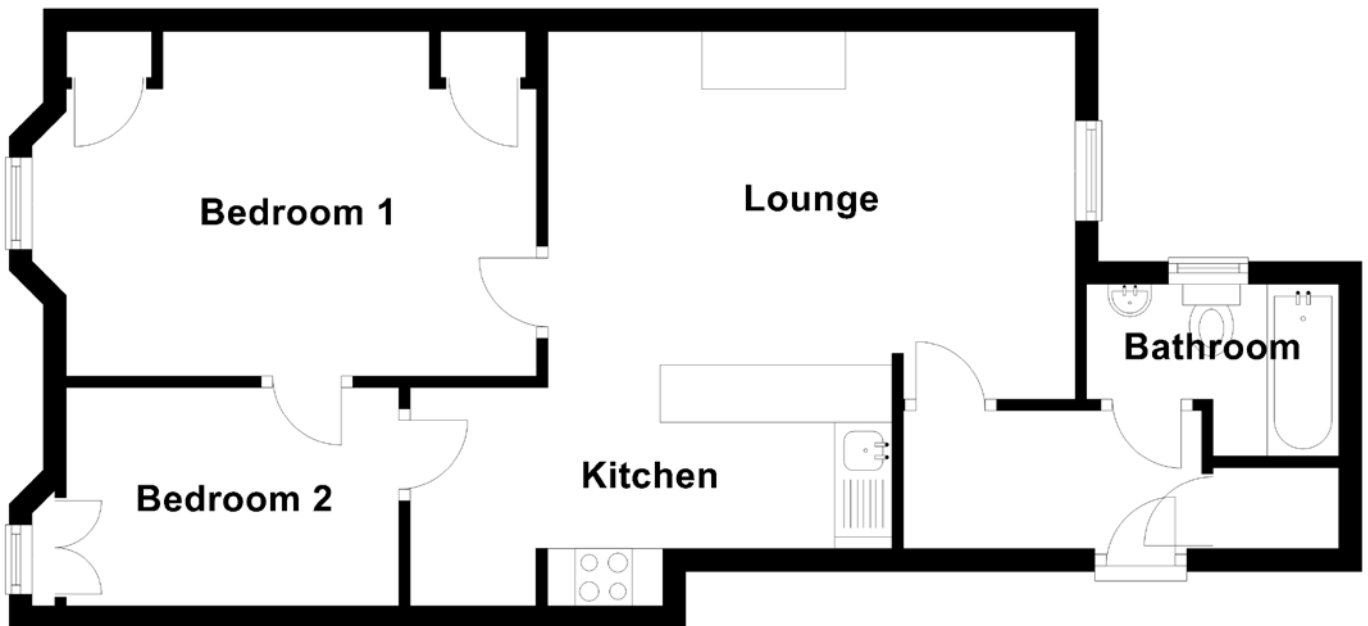


The property also benefits from gas central heating and double glazing. There is on-street parking to the flat and ample visitors parking. There are attractive, well-kept gardens surrounding the property.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



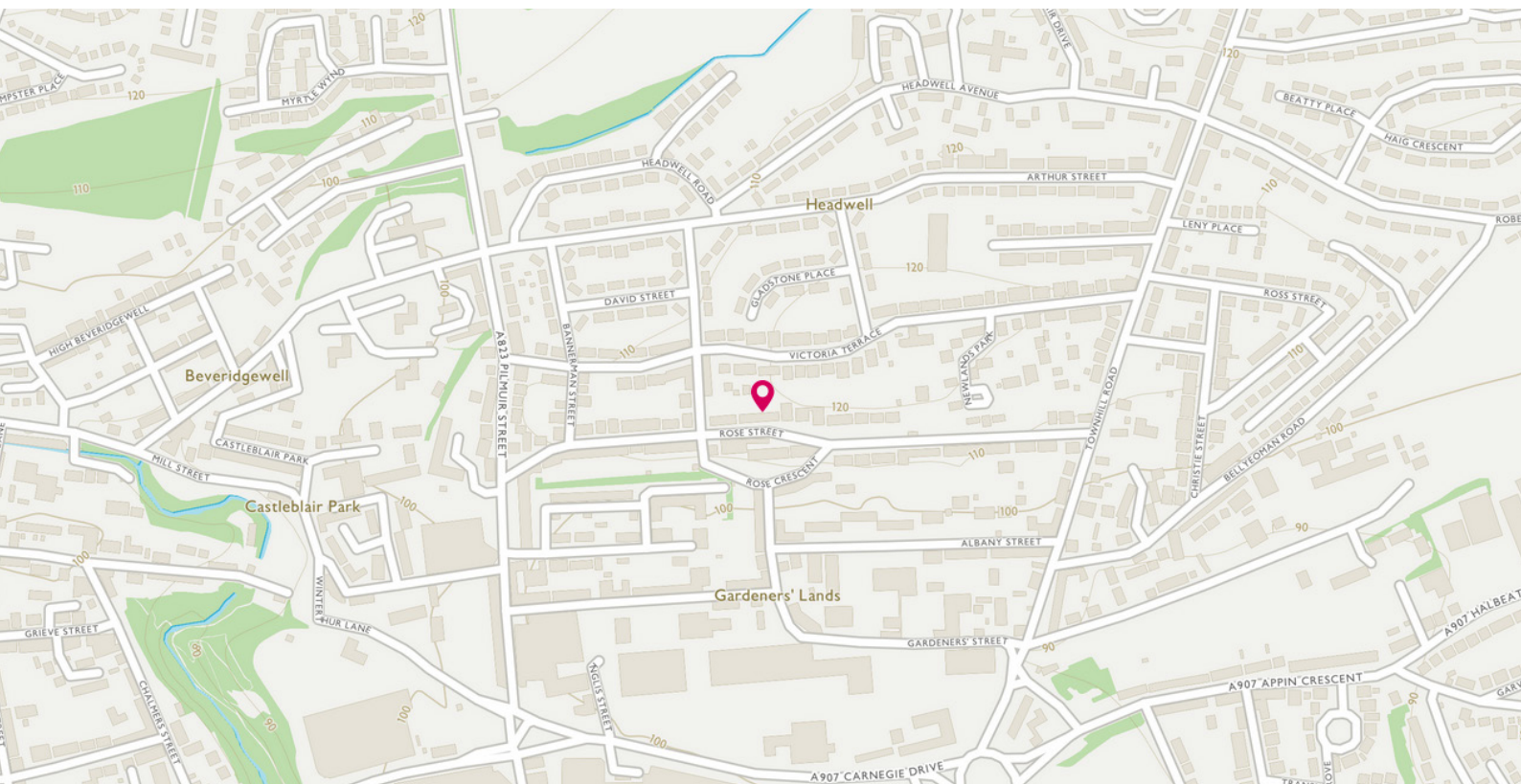
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	4.20m (13'10") x 2.10m (6'11")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 1.90m (6'3")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 50m²

EPC Rating: C

Extras (Included in the sale): Floor coverings and light fittings.



THE LOCATION

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.





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, 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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