

maloco
mowat
parker

Solicitors & Estate Agents

23

Guildhall Street, Dunfermline, KY12 7NR



Working harder for you

It's been brilliant to have all the city's amenities near by but only a short walk to the tranquility of The Glen.



2 bedrooms



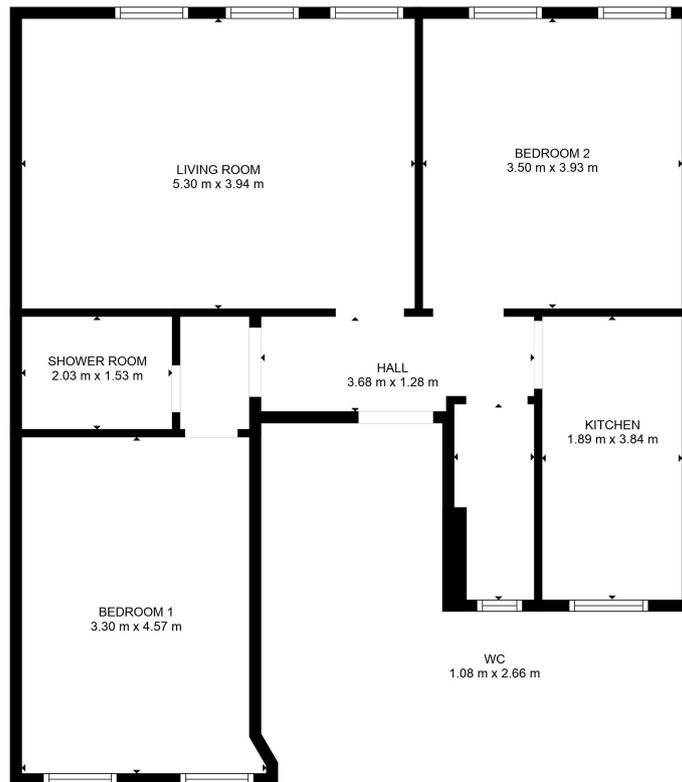
1 public



1 bathrooms



- + A traditional first floor flat, located within Dunfermline's historic city centre.
- + An excellent first time home or buy to let investment due to location
- + Dunfermline's amenities on the doorstep including various pubs, bars and restaurants, convenience and retail stores
- + Conveniently located for Dunfermline's Pittencrieff Park, gifted to the people of Dunfermline by famous philanthropist Andrew Carnegie
- + Transport links via Dunfermline Railway Station, offering a regular service to Edinburgh Waverly. Bus Station and Park and Ride facilities in nearby Halbeath
- + Secure communal entrance hallway with phone system
- + Spacious lounge and dining room
- + Galley style kitchen with room for appliances and ample worktop space
- + Two double bedrooms with room for free standing furniture
- + Separate shower room
- + Viewing comes highly recommended to appreciate this perfect first time home located within a convenient City Centre location



TOTAL: 70 m²
FLOOR 1: 70 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Living Room	5.30 m x 3.94 m / 17'5" x 12'11"	WC	2.66 m x 1.08 m / 8'9" x 3'7"
Kitchen	3.84 m x 1.89 m / 12'7" x 6'2"		
Bedroom 1	4.57 m x 3.30 m / 15'0" x 10'10"		
Bedroom 2	3.93 m x 3.50 m / 12'11" x 11'6"		
Shower Room	2.03 m x 1.53 m / 6'8" x 5'0"		



Sharing is caring!

6/8 Bonnar Street,
 Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

espc

W: maloco.co.uk