



APPIN CRESCENT DUNFERMLINE | OFFERS OVER £115,000
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APPIN CRESCENT

DUNFERMLINE

£115,000

Just SOLD (STCM) in only 5 days. Similar properties required!

Enjoying a superb central location in the heart of Dunfermline, No. 97B Appin Crescent presents an excellent opportunity to own a beautiful two-bedroom apartment, perfect for first-time buyers or those seeking a convenient city centre lifestyle.

DESCRIPTION

This charming residence boasts a secure entry, welcoming communal entrance and stair to upper level, L-shaped reception hall leading to a bright and spacious lounge with space for small dining table and chairs, providing an inviting space for relaxation and entertainment. The modern fitted kitchen comes equipped with built-in appliances and both bedrooms are good-sized, with southerly aspect to rear overlooking attractive shared gardens. The well-appointed bathroom adds to the overall appeal of this move-in condition accommodation.

With gas heating and double glazing throughout, this apartment promises warmth and comfort during the colder months. Its prime location means you are just a short stroll away from the bustling city centre and the railway station, offering excellent transport links for commuting or exploring the wider region.

With its prime location, ready-to-move-into accommodation, attractive outlook to rear and private fenced communal garden, this 2 bedroom Upper Flat on Appin Crescent is a true gem waiting to be discovered. Don't miss the opportunity to make this lovely property your own.

LOCATION

Appin Crescent, Dunfermline remains a highly popular residential address with its close proximity to the city centre and railway station.

Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. The extensive amenities of Dunfermline city centre are only a short walk away and include excellent shopping facilities, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh can be reached by road via The Queensferry Crossing and there is also a frequent train service from Dunfermline and Inverkeithing stations offering regular and direct services to Edinburgh Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- Beautiful 2 Bedroom City Centre Apartment
- Popular Central Location
- Bright, Spacious Lounge
- Move-in Condition Accommodation
- Modern Fitted Kitchen (Appliances)
- 2 Good-Sized Bedrooms
- Attractively Fitted Bathroom
- Gas Heating & Double Glazing
- Shared South-Facing Enclosed Garden

EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

SHARED GARDENS

One of the highlights of this Upper Villa is the well-maintained south-facing communal gardens providing a serene outdoor space to relax and unwind.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 01383 699 000.

MORTGAGE ADVICE

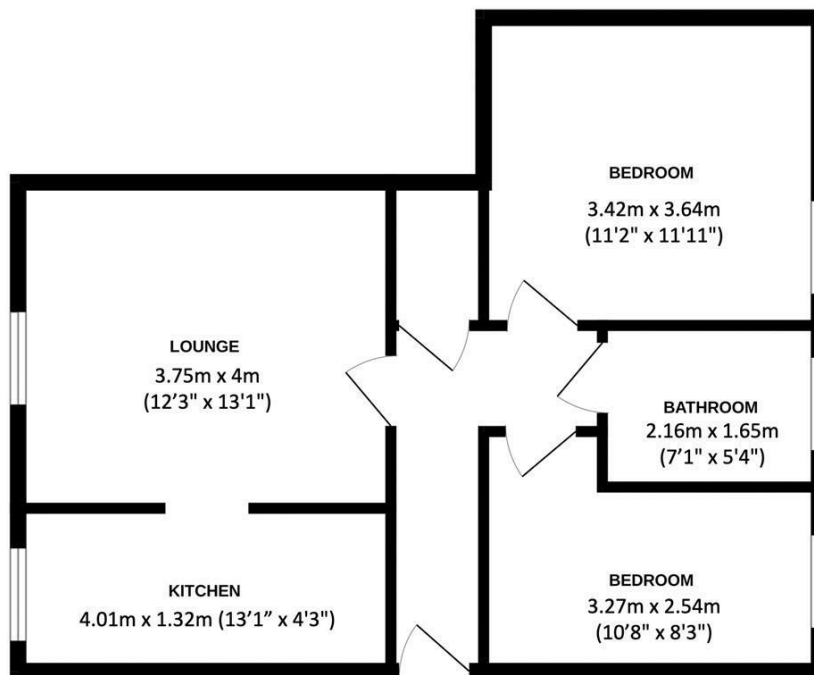
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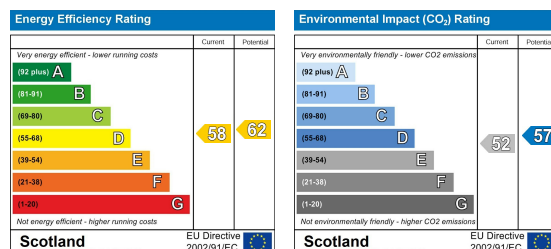
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To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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