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95b Appin Crescent **Dunfermline**



95b Appin Crescent, Dunfermline, Fife KY12 7QT



Freshly decorated and well proportioned one bedroom main door lower villa, centrally located in the extremely popular town of Dunfermline. The property is approached via a shared gate and garden and private front door with entrance vestibule and utility storage which houses the washing machine and boiler. The hallway provides access to all rooms and has a useful storage cupboard. Spacious lounge with feature living flame gas fire, fire place, mantle and surround. Kitchen has a selection of floor and wall mounted units and the integrated appliances include a four ring gas hob with extractor hood and light, oven, grill and fridge freezer. The double bedroom has press shelving and under window storage. Study which could be used as home office or nursery. Shower room with shower cubicle and electric shower, wash hand basin and WC.

The property benefits from gas central heating and double glazing. To the outside there are well maintained shared gardens with the upstairs flat as well a shared garden store.



EER rating : Band D

Property reference : MS0139

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Property location

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era.

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 its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh

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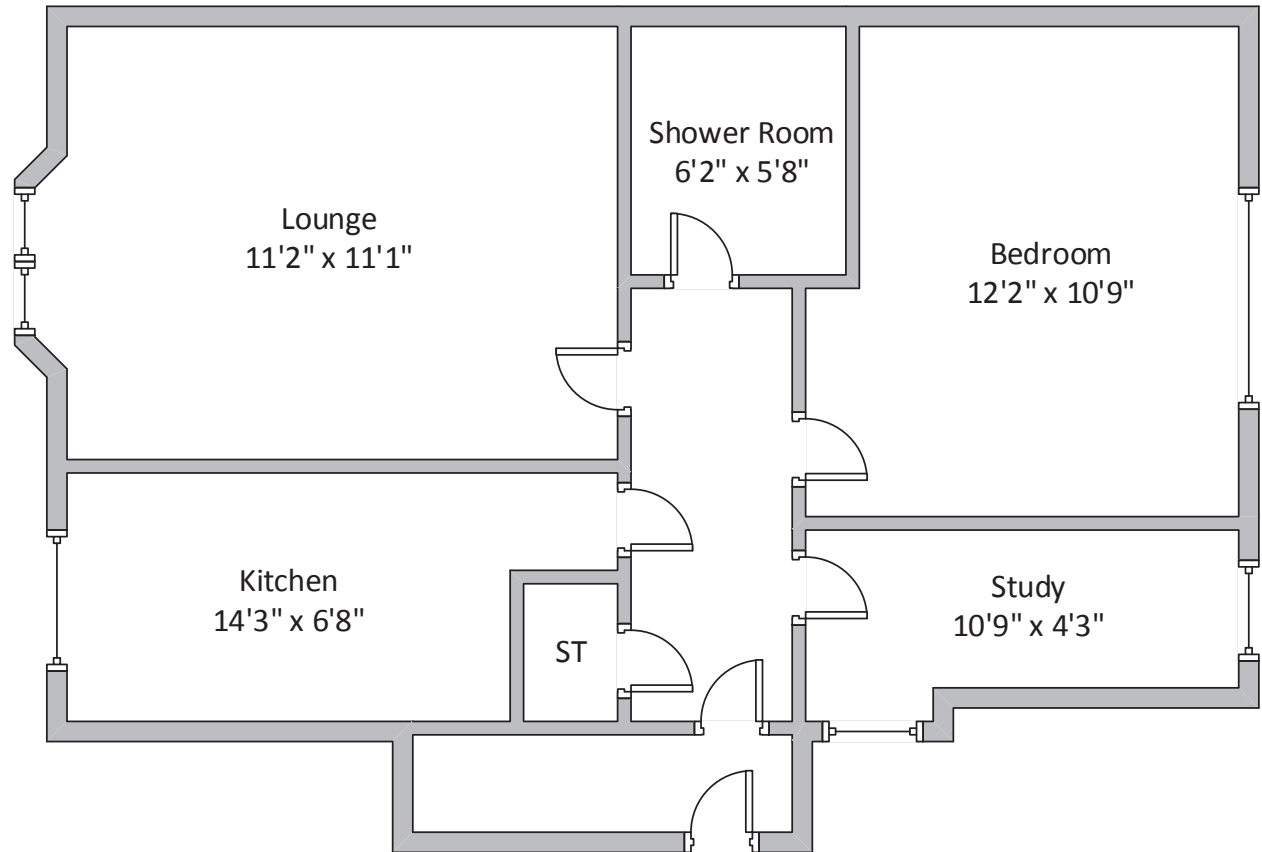
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 548.76 sq ft - 51 sq m

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