

# 9C Duthac Court

DUNFERMLINE, FIFE, KY11 8XB



*Stylish and spacious two-bedroom ground-floor apartment in the sought-after Duloch area of Dunfermline, finished to a high standard throughout*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom ground-floor apartment, ideally situated in the ever-popular Duloch area of Dunfermline. The property has been finished to an excellent standard throughout and would make an ideal purchase for a first-time buyer or those seeking to downsize without compromising on style or comfort.

# THE LIVING ROOM



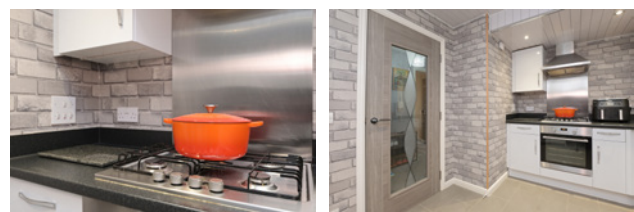
The accommodation is accessed via a welcoming reception hallway, which benefits from two useful storage cupboards. The bright and spacious lounge provides ample space for a range of free-standing furniture, creating an inviting setting for both relaxing and entertaining.



# THE KITCHEN



The stylish fitted kitchen is finished with a range of contemporary units and comes complete with integrated appliances, including a gas hob, oven, extractor fan, and white goods. There is also plumbing for a washing machine, space for a tumble dryer, and room for a freestanding fridge freezer.





The principal bedroom is a generous double, featuring mirrored fitted wardrobes that provide excellent storage. The second double bedroom also benefits from fitted wardrobes and a matching chest of drawers, making it equally suitable as a guest room, home office, or additional sleeping space. The accommodation is completed by a modern, well-appointed bathroom.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





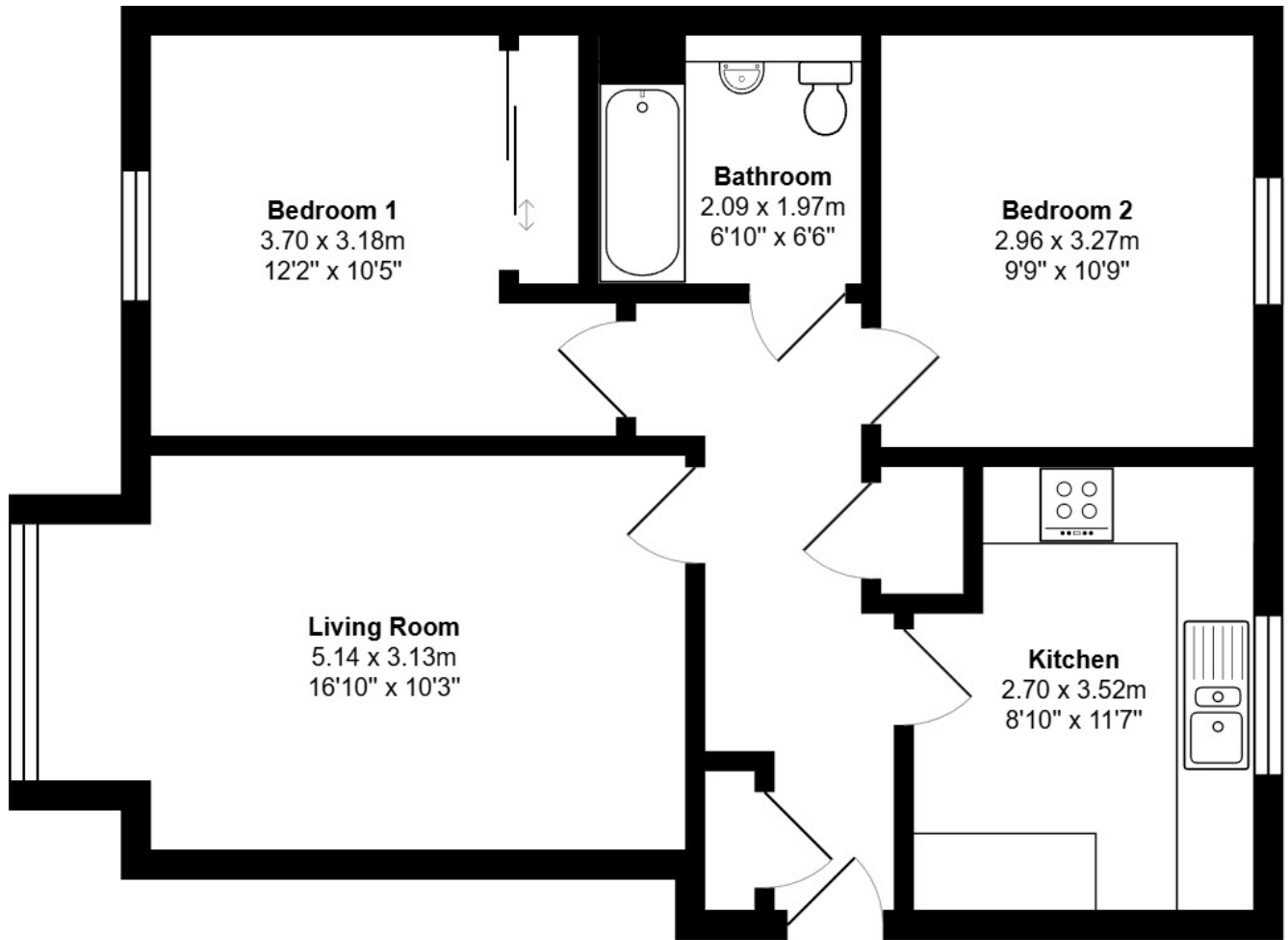
Externally, the development offers well-maintained communal gardens and residents' parking. The property is presented in walk-in condition, and early viewing is highly recommended to fully appreciate the quality and value on offer.

# EXTERNALS



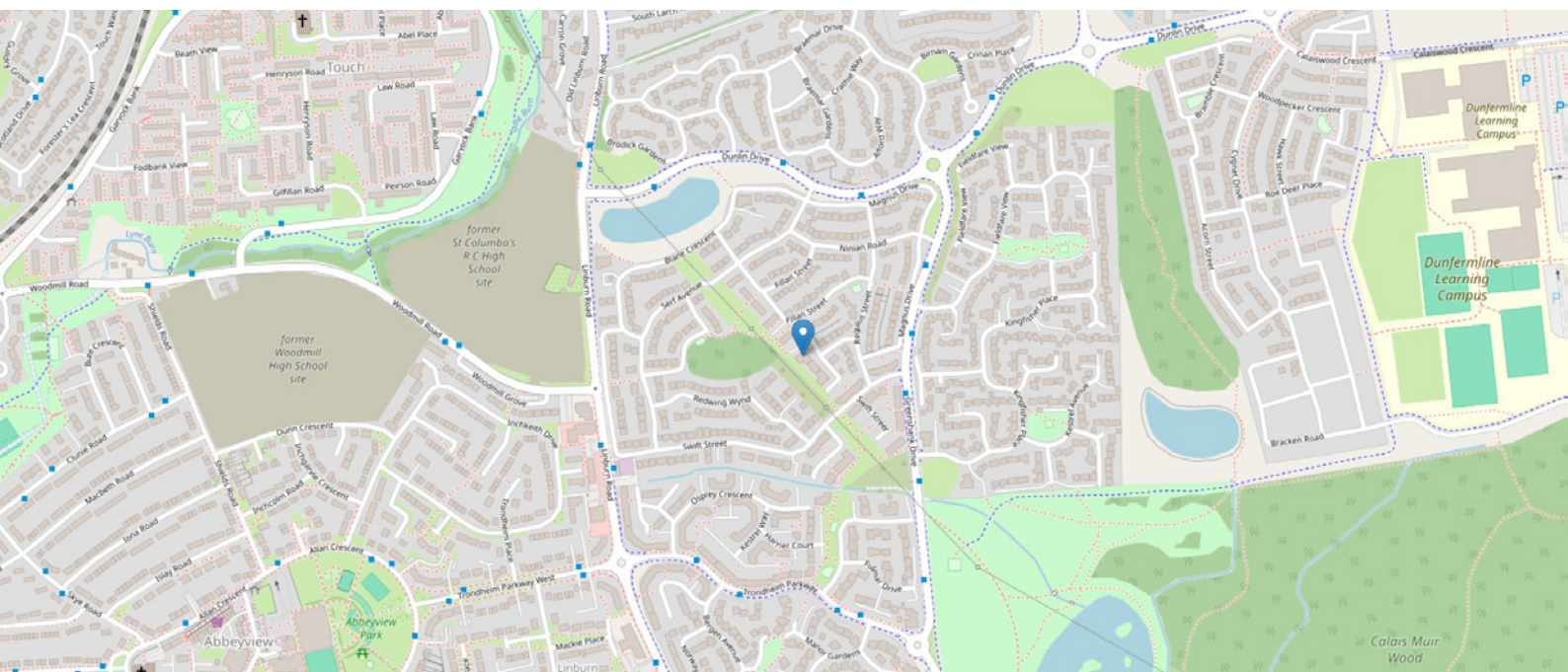


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C





# THE LOCATION

A photograph of a stone church with a tall spire, viewed from a distance across a grassy area. A low stone wall and a paved path lead towards the church. The sky is blue with scattered clouds.







Residents can enjoy a wealth of leisure opportunities close by. The vibrant Dunfermline town centre is only a short distance away, featuring a mix of cafés, restaurants, bars, and independent shops alongside well-known high street names.

For fitness and wellbeing, the Carnegie Leisure Centre offers swimming, gym facilities, and classes for all ages, while nearby Pittencrieff Park (known locally as "The Glen") provides stunning landscaped gardens, walking trails, and play areas.

Golf enthusiasts can take advantage of several local courses, including Dunfermline Golf Club and Canmore Golf Club, both within easy reach.

Duthac Court is ideally positioned for those who appreciate green space and outdoor pursuits. In addition to Pittencrieff Park, residents are close to Townhill Country Park and Loch, which offer water sports, scenic walking routes, and picnic areas. The Fife Coastal Path and surrounding countryside also provide ample opportunity for cycling, hiking, and exploring Fife's natural beauty.

Overall, Duthac Court offers an attractive lifestyle for those seeking convenient transport links, excellent amenities, and easy access to both urban and outdoor recreation.



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