




Ronald Ross

Flat/Apartment
43 Aberdour Crescent, Dunfermline
Dunfermline
KY11 4QU



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Flat/Apartment - Upper Cottage Flat



Ronald Ross is delighted to offer to the market this ideally positioned in a highly convenient central location, this superb upper flat is within easy reach of local amenities, well-regarded schooling and excellent motorway links. Beautifully presented throughout, the property will appeal to a wide range of buyers, including first-time purchasers, small families and buy-to-let investors.

The accommodation is thoughtfully laid out and comprises an entrance hall with useful storage, a private staircase leading to the upper hallway, access to the attic, a bright and welcoming lounge, a modern breakfasting kitchen, two generously sized double bedrooms and a bathroom fitted with a shower.

Externally, the property enjoys well-maintained front gardens along with a shared rear garden, providing pleasant outdoor space. Further benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Located in Dunfermline, approximately five miles from the Forth Road Bridge, the property is particularly popular with commuters. The M90 motorway is easily accessible, offering direct links to Edinburgh, Perth and Dundee, while connections via the Kincardine Bridge provide routes to Stirling, Glasgow and the wider West. Dunfermline itself offers a full range of shopping, leisure and social facilities, along with excellent educational establishments. The local railway station provides regular services to Edinburgh and onward intercity connections across the UK, complemented by frequent and convenient local and national bus services.

Property Ref: RRL1000396



Approximate total area⁽¹⁾
70.7 m²
762 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360




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