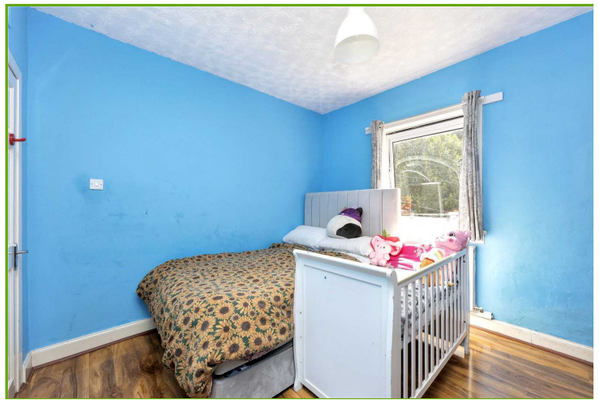


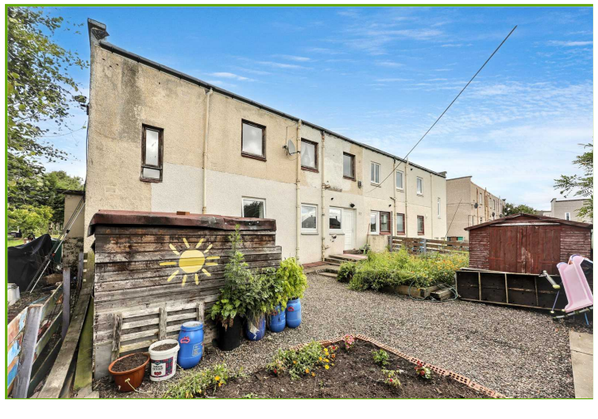


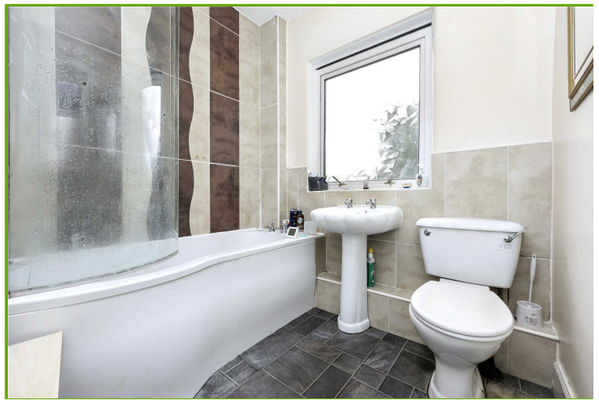












Wedderburn Street, Dunfermline,
Fife, KY11

Offers Over: £95,000

Tenure: Freehold

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Wedderburn Street, Dunfermline, Fife, KY11

Offers Over: £95,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D

Early viewing is recommended to appreciate the accommodation, outdoor space and potential this property has to offer. EPC D
Council Tax Band A

Description
Situated on Wedderburn Crescent, this two-bedroom ground floor flat offers an excellent opportunity for buyers looking for a property they can make their own. Requiring some upgrading and modernisation, the property would suit a first-time buyer, investor or anyone keen to put their own stamp on a home.

The accommodation extends to approximately 705 sq ft and comprises a welcoming entrance hallway, a spacious lounge/diner, fitted kitchen, two well-proportioned bedrooms and a bathroom.

The lounge/diner provides a generous central living space, while the kitchen offers a practical layout with scope for improvement and modernisation. Both bedrooms are of a good size, with the main bedroom benefiting from ample space for a range of furniture.

Externally, the property benefits from a private driveway, providing valuable off-street parking, together with a rear garden offering potential for outdoor seating, entertaining or gardening.

The property is conveniently located close to the town centre, providing easy access to a range of shops, cafés, restaurants and everyday amenities. Excellent transport links are also nearby, including railway and bus services, making this an appealing option for commuters.

Location
Wedderburn Crescent is situated within an established residential area of Dunfermline, offering a convenient setting for both everyday living and commuting.

The property is well placed for access to a range of local shops and everyday amenities, with Dunfermline city centre a short distance away. The city centre provides an extensive selection of shopping, cafés, restaurants, leisure facilities and services, including the Kingsgate Shopping Centre and the High Street.

The area is particularly well suited to commuters, with regular bus services available locally and Dunfermline City railway station providing rail connections towards Edinburgh and across Fife. The main bus station is located in the city centre and provides a wide range of local and regional services.

For motorists, Dunfermline offers straightforward access to the wider central belt via the M90, providing connections towards Edinburgh, Perth and Dundee, as well as the wider motorway network.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.