



Stevenson Marshall
Property & Law

29 Victoria Street
Dunfermline, KY12 0LP

Offers over £165,000

29 Victoria Street, Dunfermline

Beautifully presented, a main door ground floor and basement flat with private south facing garden to rear.

The flexible internal layout includes, at ground floor level, an entrance vestibule, reception hallway, three good sized bedrooms (one with bay window and period fireplace) and luxury shower room. A staircase with feature lighting leads to lower floor, shower room and most impressive sitting room with contemporary open plan kitchen (with external door to private garden).

Gas central heating and double glazed windows are installed with tasteful decor throughout, quality finishing, many period features, solid oak flooring, ceiling coving and large windows.





Room sizes and accommodation

Ground floor

Entrance vestibule

Reception hallway

Bedroom/public/bay 4.88m x 3.68m (16'0 x 12'1)

Bedroom 2 3.37m x 2.88m (11'1 x 9'5)

Bedroom 3 2.89m x 2.62m (9'6 x 8'7)

Shower room 1.60m x 1.38m (5'3 x 4'6)

Lower floor

Lounge/luxury open plan kit 4.60m x 3.41m
(15'1 x 11'3)

Shower room 1.83m x 1.33m (6'0 x 4'5)

Victoria Street forms parts of a long established residential area within walking distance of Dunfermline City Centre, Railway Station and local amenities.

For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine Bridge.

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Enjoying a south facing aspect to rear, the enclosed garden ground features a generous patio area, chipped section for ease of maintenance, drying facilities, pleasant outlooks and maximum privacy.

An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk