



Stevenson Marshall
Property & Law

53 Cameron Street
Dunfermline, KY12 8DP

Offers over £280,000

53 Cameron Street, Dunfermline

A beautifully presented main door double upper flat with private walled gardens, garden office and summer house to rear.

The spacious accommodation comprises: internal staircase (with feature stained glass window), reception hallway, lounge, dining room, kitchen, two double bedrooms, bathroom, upper landing (with feature full length sash and case window), two further double bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property boasts many fine period features, which include deep skirting, fireplaces, decorative ceiling coving and stained glass windows in hallway and staircase. There is a flexible layout, good storage, stylish window shutter blinds, tasteful décor throughout and pleasant outlooks to front and rear.





Accommodation and room sizes

Entrance hallway

Lounge

5.03m x 4.25m (16'6 x 13'11)

Dining room

4.70m x 3.90m (15'5 x 12'9)

Kitchen

3.77m x 2.55m (12'4 x 8'5)

Bedroom 1

4.81m x 3.81m (15'10 x 12'6)

Bedroom 2

3.90m x 3.36m (12'10 x 11'0)

Bathroom

3.58m x 1.63m (11'9 x 5'5)

Upper landing

Bedroom 3

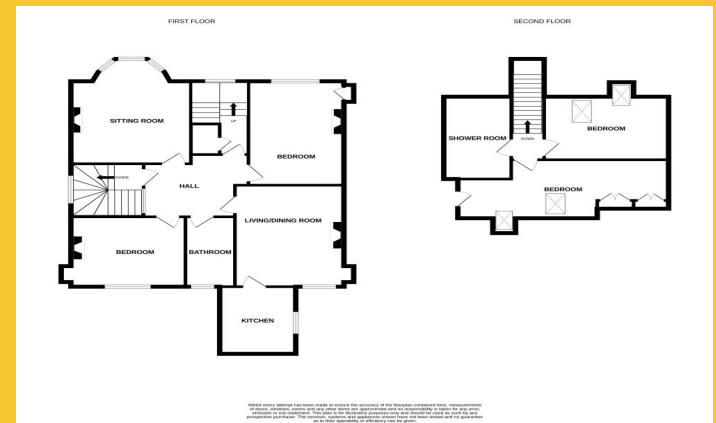
4.59m x 2.88m (15'1 x 9'5)

Bedroom 4

7.03m x 2.73m (23'1 x 9'0)

Shower room

3.63m x 2.34m (11'11 x 7'8)



We have provided this floor plan as a guide only. It is not intended to be used as a legal document. All dimensions are approximate and should be used as a guide only. The actual dimensions of the property may vary slightly from those shown on the floor plan. The floor plan is not to scale.

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The property boasts private walled gardens to rear which feature a host of mature shrubs, two generous patios, flower beds, well manicured lawn, summer house and garden office (with power and light). Drying facilities are provided.

Only a few minutes walk from Pittencrieff Park, Cameron Street is a desirable residential area located within half a mile of city centre, bus station and approximately one mile from Dunfermline Railway Station. There are also good local amenities close by, including a well reputed primary school, grocery store, high street shopping and Tesco Superstore. The M90 Motorway for travel both north and south is only a short drive away. A regular bus service operates.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



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 and 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

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