



Stevenson Marshall
Property & Law

3E William Street
Dunfermline, KY12 8AS

Offers over £50,000

3E William Street, Dunfermline

A top floor flat in central location, adjacent to Pittencrieff Park and within walking distance of city centre.

The property requires extensive upgrading and modernisation throughout. Gas central heating and double glazed windows are installed.

Room sizes and accommodation

Entrance hallway

Lounge 4.63m x 4.06m (15'1 x 13'4)

Kitchen 2.96m x 1.87m (9'8 x 6'2)

Bedroom 1- 3.86m x 2.69m (12'8 x 8'10)

Bedroom 2- 2.91m x 2.91m (9'7 x 9'7)

Bathroom 2.96m x 1.16m (9'9 x 3'10)

There are communal garden grounds to rear with drying facilities provided.

William Street enjoys a prominent and convenient location within walking distance of Dunfermline City Centre, well reputed schools and Pittencrieff Park. 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 Forth and Kincardine Bridges. Dunfermline City Railway station is approximately one mile away.

Viewing: an appointment to view can be made by contacting selling Agents on 01383 721141.

This property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the services or any heating or other system within the property.



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 team 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.