



Stevenson Marshall
Property & Law

108 Golfdrum Street
Dunfermline, KY12 8DY

Offers over £65,000

108 Gofdrum Street, Dunfermline

A main door lower flat close to excellent local amenities.

There is a good internal layout which includes a lounge, kitchen, double bedroom and wet room.

Gas central heating and double glazed windows are installed and the property benefits from good storage and useful key safe.

Room sizes

Lounge 3.95m x 3.18m (13'0 x 10'5)

Kitchen 3.62m x 1.95m (11'10 x 6'5)

Double bedroom 4.21m x 2.47m (13'10 x 8'1)

Wet room 2.16m x 1.84m (7'1 x 6'1)

There are private enclosed garden grounds to front and rear which are mainly paved with ease of maintenance. There is excellent external storage.

Gofdrum Street is located off William Street, close to good local shopping. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Dunfermline City Centre and railway station are approximately one mile away.

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

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 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.