



**Stevenson Marshall**  
Property & Law

23 Reid Street  
Dunfermline, KY12 7EE

Offers over £175,000



## 23 Reid Street, Dunfermline

A charming mid terraced two storey cottage located in the heart of Dunfermline City Centre, near the historic Dunfermline Abbey.

There is a flexible internal layout which includes an entrance vestibule, sitting room (with open plan staircase), dining lounge, kitchen, upper landing, two double bedrooms, study/box room and bathroom.

Gas central heating and double glazed windows are installed and there is tasteful décor throughout, good storage and distant views to rear.

### Room sizes and accommodation

Entrance vestibule  
Sitting room 3.78m x 3.45m (12'4 x 11'3)  
Dining lounge 5.08m x 3.67m (16'6 x 12'0)  
Kitchen 3.64m x 2.99m (11'9 x 9'8)  
Upper landing  
Bedroom 1: 4.04m x 3.98m (13'2 x 13'0)  
Bedroom 2: 3.94m x 3.60m (12'9 x 11'8)  
Study 1.82m x 1.66m (5'9 x 5'4)  
Bathroom 2.34m x 2.28m (10'9 x 7'4)

The most impressive walled gardens to rear feature a host of well establish shrubs, flower beds and trees (including a beautiful apple tree). There is a lawn section, patio, garden shed, maximum privacy and a south-west facing aspect. For on street parking to front, parking permits are available from Fife Council.

Quietly situated, 23 Reid Street is located off Priory Lane in the heart of Dunfermline's historic city centre, close to railway station, excellent local amenities, Pittencrieff Park, bus station, restaurants and bars.

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

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 DX DF80 Dunfermline  
Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)

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.