



Stevenson Marshall
Property & Law

22 Couston Street
Dunfermline, KY12 7QW

Offers over £325,000

22 Couston Street, Dunfermline

A beautifully presented mid terraced Victorian villa dating back to around 1900, in desirable location close to city centre and rail station.

The flexible internal layout includes an entrance vestibule, reception hallway, bay windowed lounge, sitting room, dining kitchen, shower room, upper landing/study area, two bay windowed double bedrooms and bathroom.

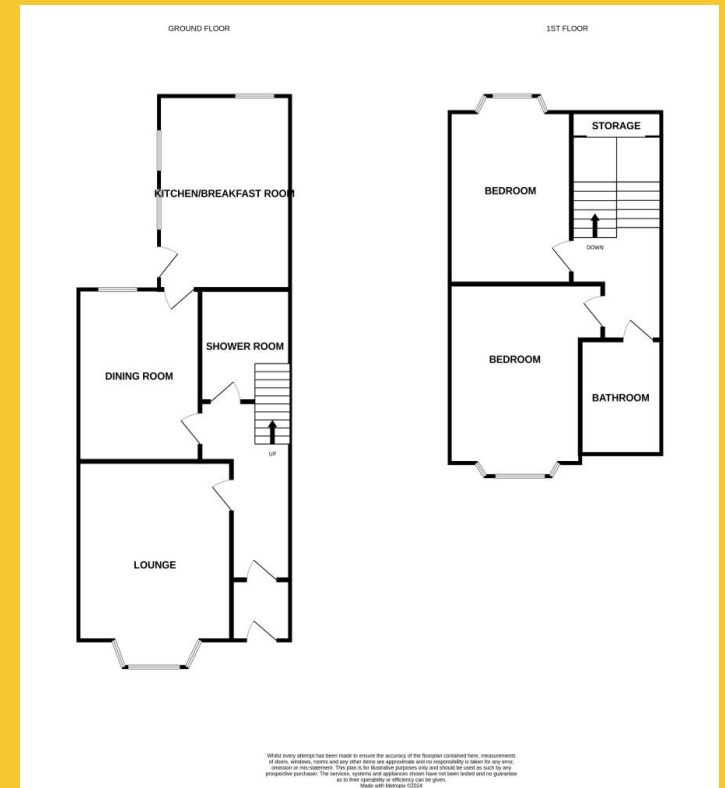
Gas central heating is installed (2023) and the property benefits from tasteful modernisation throughout and charming sash and case windows have been carefully restored in recent years. There is fresh decor, good storage and many original period features, which include varnished floors, wall cabinets, picture rails, deep skirting and decorative ceiling coving. The lounge features a period open fire and the sitting room boasts a new log burning stove.





Room sizes and accommodation

- Entrance vestibule
- Reception hallway
- Lounge
- 5.26m x 4.33m (17'2 x 14'2)
- Sitting room
- 4.06m x 3.06m (17'2 x 10'0)
- Dining kitchen
- 4.94m x 3.31m (16'2 x 10'8)
- Shower room
- 2.32m x 1.99m (7'6 x 6'5)
- Upper landing
- Bedroom 1
- 3.58m x 3.54m (11'7 x 11'6)
- Bedroom 2
- 4.81m x 4.32m (15'7 x 14'1)
- Bathroom
- 2.31m x 2.13m (7'5 x 6'9)

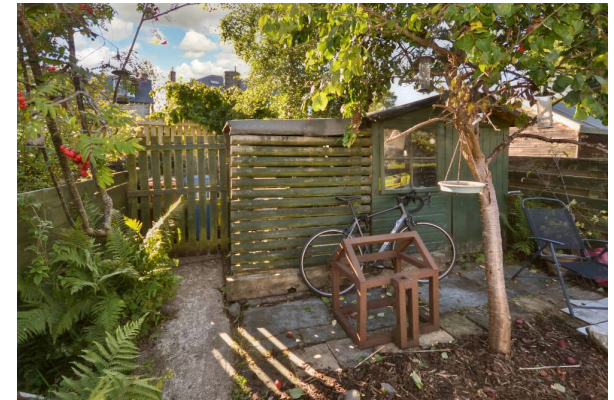


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The most impressive mature gardens feature a host of flower beds, shrubs, trees, patio areas, lawn, drying facilities and a west facing aspect to rear. The timber garden shed is included in the sale price.

Couston Street is a long established and highly sought-after residential area enjoying an attractive and convenient setting within walking distance of railway station, Dunfermline City Centre, public parks, Carnegie Hall and well reputed schools. 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 and Queensferry Crossing. Couston Street forms part of a conservation area.

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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