



Stevenson Marshall
Property & Law

35C Forth Street
Dunfermline, KY12 7PP

Offers over £70,000

35C Forth Street, Dunfermline

A traditional top floor flat in most central location, within walking distance of railway station, city centre and Pittencrieff Park.

Accommodation comprises: entrance hallway, lounge, dining kitchen, double bedroom and bathroom.

Electric heating and double glazed windows are installed throughout and there are pleasant outlooks and neat walled gardens to rear.

Room sizes and accommodation

Entrance hallway

Lounge 4.35m x 4.02m (14'3 x 13'2)

Kitchen 3.49m x 3.92m (11'5 x 12'11)

Bedroom 3.26m x 2.52m (10'8 x 8'3)

Bathroom 2.77m x 1.85m (9'1 x 6'1)

The communal gardens benefit from a well manicured lawn, pathways, drying facilities, a west facing aspect and original outbuildings offer excellent storage.

Forth Street is situated close to Pittencrieff Park and within walking distance of the city centre and railway station. There is easy access to the M90 motorway for travel both north and south and 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 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.