



Stevenson Marshall
Property & Law

5a East Port
Dunfermline, KY12 7JG

Offers over £160,000

5a East Port, Dunfermline

A traditional top floor flat forming part of a most impressive B listed Edwardian building located in the heart of Dunfermline City Centre.

The property and the building itself was recently renovated to a high standard with brand new fixtures and fittings throughout. Accommodation comprises: reception hallway, lounge, open plan kitchen, two double bedrooms and bathroom. Modern electric heating is installed with large double glazed sash and case windows, excellent storage and superb panoramic views over Dunfermline City, Forth Bridges and beyond!

Room sizes and accommodation

Entrance hallway

Lounge 5.71m x 3.51m (18'9 x 11'6)

Kitchen 4.84m x 3.35m (15'11 x 11'0)

Bedroom 1: 4.30m x 3.84m (14'2 x 12'7)

Bedroom 2: 4.02m x 2.84m (13'2 x 9'4)

Bathroom 4.70m x 3.75m (15'5 x 12'4)

5a East Port is located within Dunfermline's historic City Centre and within walking distance of excellent local amenities, public parks, rail station, restaurants and bars.

Resident parking permits for city car parks are available for approximately £100 per year.

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.