



Stevenson Marshall
Property & Law

44 Victoria Street
Dunfermline, KY12 0LP

Offers over £125,000

44 Victoria Street,

An impressive main door ground floor flat, dating back to around 1900, with superb period features and neat garden grounds to front and rear.

The flexible internal layout includes: entrance vestibule, reception hallway, lounge, kitchen/sitting area, utility room (door to garden), pantry, bedroom and bathroom.

Gas central heating and double glazed windows are installed. There is hardwood flooring, ceiling coving, deep skirting and excellent storage throughout. Worth highlighting are the period fireplaces in the lounge, kitchen and bedroom!

The property boasts enclosed private south facing gardens to front, with central path to main entrance door. To rear, the communal walled garden boasts well stocked borders, a peaceful setting and generous drying green. The charming original outhouse to rear belongs to number 44 (located at rear door).

Victoria 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 and Carnegie Hall. 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.

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
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.