



**Stevenson Marshall**  
Property & Law

7 Victoria Street  
Dunfermline, KY12 0LW

Offers over £89,950

## 7 Victoria Street, Dunfermline

A traditional end terraced villa with an excellent layout over two floors, located within the heart of Dunfermline City Centre.

Accommodation comprises: lounge, kitchen, upper landing, two bedrooms and shower room.

Lounge: 3.62m x 3.41m (11'8 x 11'2)

Kitchen: 3.10m x 2.41m (10'1 x 7'9)

Upper landing

Bedroom 1: 3.64m x 3.30m (11'9 x 10'8)

Bedroom 2: 3.37m x 2.08m (11'0 x 6'8)

Shower room: 1.99m x 1.45m (6'5 x 4'7)

Gas central heating is installed with large double glazed windows throughout. There is good storage (including a large walk in cupboard off the lounge), fresh décor and natural timber flooring. There is no garden ground.

Victoria Street forms parts of a long established residential area within walking distance of city centre, railway station and good local amenities. 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 and Forth Road Bridges.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

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.



## 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.