



64 Cameron Street  
Dunfermline, KY12 8DP

Offers in the region of £310,000



## 64 Cameron Street, Dunfermline

Dating back to around 1910, a beautifully presented detached villa with many period features, flexible accommodation, large basement and mature south-facing gardens.

The bright and spacious accommodation comprises:- entrance vestibule (with original floor tiling) , reception hallway (with feature solid oak staircase), lounge to front, downstairs double bedroom/public room, sitting room, dining kitchen, utility room (with traditional clothes pulley), WC/cloaks, upper landing, three double bedrooms, shower room and family bathroom.

Gas central heating is installed with double glazed windows, excellent storage and fresh decor. Period features include bay windows to front, high ceilings, picture rail, ceiling coving, deep skirting and original hardwood doors and finishing throughout.





## Accommodation and room sizes

Entrance vestibule 1.56m x 1.37m (5'1 x 4'6)  
 Reception hallway  
 Lounge 5.39 m x 4.74 m (17'8 x 15'6)  
 D'stairs bed/public 4.86m x 4.30m (16'0 x 14'2)  
 Sitting room 5.20m x 3.93m (17'1 x 12'10)  
 Dining kitchen 5.06m x 3.60m (16'8 x 11'10)  
 Utility room 3.47x 3.31m (11'5 x 10'10)  
 WC/cloaks

## Upper landing

Bedroom 1 5.82 m x 3.77 m (19'1 x 12'4)  
 Bedroom 2 5.59 m x 3.73 m (18'4 x 12'3)  
 Bedroom 3 3.87 m x 3.28 m (12'8 x 10'9)  
 Shower room 2.17m x 2.12m (7'1 x 6'11)  
 Family Bathroom 2.59m x 1.99m (8'6 x 6'6)





## 64 Cameron Street, Dunfermline

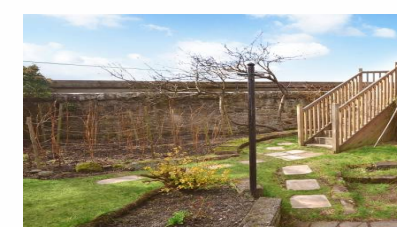
There is an extensive basement floor which offers superb potential for a sizable conversion, the basement includes a useful office with power, heating and light. Access is gained via an original timber door off the garden patio area.

The mature walled garden enjoys many features which include numerous shrubs, a variety of trees, flower beds, well-manicured lawn, maximum privacy, south facing aspect to rear and raised decking with pleasant outlooks.

A driveway to the front and detached garage (with inspection pit) provide ample off street parking.

Cameron Street forms part of a most desirable residential area close to Dunfermline City Centre and Pittencrieff Park. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools are within walking distance. Dunfermline Railway Station is approximately one mile away.

An appointment to view can be made by contacting the selling agents on 01383 721141 or ESPC during weekends on 01383 605000.



## 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 or 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 Fax: 01383 - 723779  
DX DF80 Dunfermline  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)