



36 Maitland Street
Dunfermline, KY12 8AF

Offers in the region of £99,995

36 Maitland Street, Dunfermline

A traditional main door ground floor flat with private walled garden and two superb cellars offering excellent scope for sizable extension.

There is a good internal layout which includes an entrance vestibule, reception hallway, dining lounge, kitchen, two bedrooms (one with feature fireplace) and bathroom.

Gas central heating is installed with double glazed windows, ample storage, period features, fresh decor and pleasant garden outlooks.

Entrance vestibule

Reception hallway

Lounge 4.62m x 3.66m (15'2 x 12'0)

Kitchen 1.91m x 1.61m (6'3 x 5'4)

Bedroom 1- 4.17m x 4.40m (13'8 x 14'6)

Bedroom 2- 3.89m x 2.38m (12'9 x 7'10)

Bathroom 2.67m x 1.13m (8'9 x 3'9)

The walled garden enjoys a west facing aspect with an extensive lawn section, patio area, drying facilities (communal) and two large cellars.

Maitland Street forms part of the much sought after residential area close to 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 all within walking distance. Dunfermline Railway Station is approximately one mile away.

Viewing: An appointment to view can be made by contacting 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.

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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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