



25 Edward Street
Dunfermline, KY12 0JL

Offers in the region of £125,000

25 Edward Street, Dunfermline

An extended semi-detached villa in popular location within walking distance of City Centre and Railway Station.

The flexible internal layout includes, a reception hallway, lounge, dining room, kitchen, downstairs bedroom, modern shower room, upper landing, two further bedrooms and WC.

Gas central heating is installed with double glazed windows and good storage throughout.

The property benefits from neat garden grounds to front and rear including drying facilities, lawn, chipped area, tarmac driveway and detached timber garage.

Room sizes and accommodation

Entrance hallway

Lounge 4.40m x 3.90m (14'5 x 12'10)

Dining room 3.95m x 2.44m (12'11 x 8'0)

Kitchen 3.48m x 2.55m (11'5 x 8'5)

Downstairs bedroom 3.01m x 4.60m (9'11 X 15'1)

Shower room 2.61m 1.50m (8'7 X 4'11)

Upper landing

Bedroom 2 -4.01m x 3.02m (13'2 X 9'11)

Bedroom 3 -4.20m x 3.28m (13'9 X 10'9)

WC 1.86m x 1.65m (6'1 X 5'5)

Edward Street forms parts of a long established residential area within walking distance of Dunfermline City Centre, Railway Station and 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 Bridge.

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 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.

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