



**Stevenson Marshall**  
Property & Law

12 Cameron Street  
Dunfermline, KY12 8DP

Offers in the region of £275,000

## 12 Cameron Street, Dunfermline

Enjoying a peaceful south facing garden in sought after location, a bright and spacious mid terraced villa (approx. 1900) with most impressive period features throughout.

There is a flexible internal layout over 3 floors, which includes an entrance vestibule, reception hallway, bay windowed lounge, dining kitchen, utility area, feature mezzanine, bathroom, upper landing (with sky light) and three bedrooms. The basement features a WC/cloaks and large family room (with French doors to gardens) with second basement room (6.21m x 5.61m) offering excellent potential for further basement development.

Gas central heating is installed with double glazed windows, beautiful natural timber flooring throughout, tasteful décor, good storage and many period features including high ceilings, deep skirting, decorative ceiling coving and attractive bay windows to front.





## Room sizes and accommodation

### Ground floor

Entrance hallway

Lounge

5.77m x 4.45m (18'11 x 14'7)

Dining kitchen

4.98m x 3.82m (16'4 x 12'7)

Utility area

1.78m x 1.77m (5'10 x 5'10)

### Mezzanine level

Bathroom

1.18m x 1.71m (3'10 x 5'7)

### Upper landing

Bedroom 1

4.11m x 3.98m (13'6 x 13'1)

Bedroom 2

3.77m x 4.79m (12'5 x 15'9)

Bedroom 3

3.75m x 1.90m (12'4 x 6'3)

### Basement

Family room

4.77m x 4.70m (15'8 x 15'5)

Basement room

5.61m x 6.21m (18'5 x 20'5)

## 12 Cameron Street, Dunfermline

The neat grounds feature a walled garden to front and a lengthy rear garden, which is mainly laid to lawn with patio area, drying facilities, maximum privacy and a south facing aspect.

Only a short walk from Pittencrieff Park, Cameron Street is a highly sought after residential area set within half a mile of Dunfermline City Centre and approximately one mile from Dunfermline Railway Station. There are excellent local amenities including a well reputed primary school and easy access to the M90 Motorway for travel both north and south. A regular bus service operates close by.

Viewing is highly recommended to fully appreciate this delightful property and the popular location. Contact 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.

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