



53 Arthur Street
Dunfermline, KY12 0JP

Offers in the region of £95,000

53 Arthur Street, Dunfermline

A spacious main door ground floor flat located within popular residential setting with large private gardens to front and rear.

There is a good internal layout comprising reception hallway, lounge, kitchen, three double bedrooms and modern shower room.

Gas central heating is installed with double glazed windows, good storage and all accommodation on one level.

Reception hallway: 7.06m x 0.97m (23'2" x 3'2")

Lounge: 4.71m x 3.22m (15'6" x 10'7")

Kitchen: 3.45m x 2.21m (11'4" x 7'3")

Bedroom 1: 4.11m x 3.04m (13'6" x 10'0")

Bedroom 2: 3.19m x 2.97m (10'6" x 9'9")

Bedroom 3: 4.62m x 4.11m (15'2" x 13'6")

Shower room: 2.46m x 1.40m (8'1" x 4'7")

The private gardens to front and rear are mainly laid to lawn with drying facilities, shrubs, patio and a south facing aspect to rear.

Arthur 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 and Forth Bridges.

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.

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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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