



Stevenson Marshall
Property & Law

65 Victoria Terrace
Dunfermline, KY12 0LT

Offers over £159,950

A well presented main door upper flat in desirable location close to Dunfermline City Centre and Railway Station.

The flexible internal layout comprises, entrance vestibule, reception hallway, lounge/large bedroom, sitting room, kitchen, two bedrooms and bathroom.

Gas central heating is installed with double glazed windows, fresh decor, quality carpets and attractive period features which includes, decorative ceiling cornice, deep skirting and hardwood flooring.

Entrance vestibule

Reception hallway

Lounge/large bedroom:- 4.92m x 3.82m (16'2 x 12'7)

Sitting room:- 4.01 x 3.44m (13'2 x 11'4)

Kitchen:- 3.70 x 2.28m (12'2 x 7'6)

Bedroom 1:- 4.70 x 3.50m (15'5 x 11'6)

Bedroom 2:- 3.80 x 2.64m (12'6 x 8'8)

Bathroom:- 2.57 x 1.36m (8'5 x 4'6)

The property boasts private garden grounds which include a generous chipped area and timber garden shed. There is a well kept communal drying green.

Victoria Terrace 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.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



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