



**Stevenson Marshall**  
Property & Law

52 St Margaret Street  
Dunfermline, KY12 7PE

Offers over £130,000

## 52 St Margaret Street, Dunfermline

A superb modern top floor flat forming part of a neat residential building, overlooking Dunfermline Abbey and historic quarter.

There is a good internal layout which includes a reception hallway, dining lounge, feature open plan kitchen, two bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage and stunning uninterrupted views of Dunfermline Abbey.

### Room sizes and accommodation

#### Entrance hallway

Lounge/open plan kitchen:- 5.65m x 4.99m (18'6 x 16'5)

Bedroom 1:- 3.44m x 2.98m (11'4 x 9'9)

Bedroom 2:- 3.56m x 2.72m (11'8 x 8'11)

Bathroom:- 2.82m x 1.79m (9'3 x 5'10)

The property boasts ample resident parking to rear, immaculate communal staircase and security entry system.

St Margaret Street is located in the heart of Dunfermline's historic Town Centre and within walking distance of excellent local amenities, public parks, restaurants and bars. Dunfermline Railway Station is less than one mile away.

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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