



Stevenson Marshall
Property & Law

37 Cameron Street
Dunfermline, KY12 8DP

Offers over £275,000

37 Cameron Street, Dunfermline

A beautifully presented main door upper maisonette with private walled gardens to rear.

The spacious accommodation comprises: Entrance vestibule, reception hallway, bay windowed lounge, dining room, kitchen, two double bedrooms (one with walk in dressing room), four piece bathroom, upper landing, two further double bedrooms and en-suite shower room.

Gas central heating and double glazed windows are installed and the property boasts many fine period features, which include deep skirting, lounge fire place, decorative ceiling coving and curved hallway wall. There is a flexible layout, tasteful décor, pleasant outlooks and excellent storage throughout.





Accommodation and room sizes

Lounge

4.20m x 4.18m (13'9 x 13'8)

Dining room

4.40m x 3.58m (14'5 x 11'9)

Kitchen

3.79m x 2.19m (12'5 x 7'2)

Bedroom 1

4.40m x 3.45m (14'5 x 11'4)

Dressing room

2.30m x 1.22m (7'6 x 4'0)

Bedroom 2

3.33m x 2.94m (10'11 x 9'7)

Bathroom

3.93m x 1.62m (12'11 x 5'4)

Upper landing

Bedroom 3

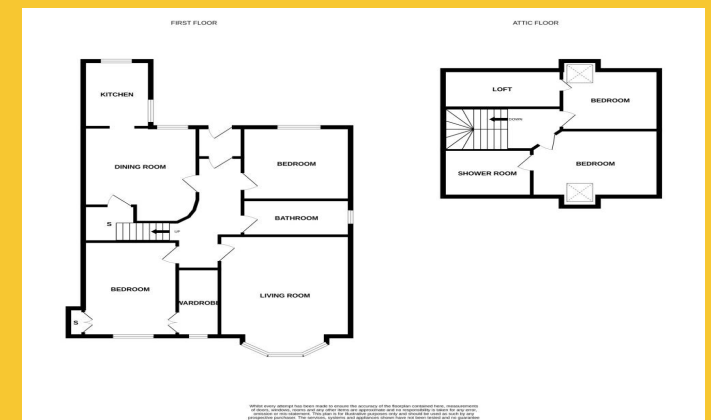
4.15m x 3.09m (13'8 x 10'2)

Bedroom 4

3.48m x 2.66m (11'5 x 8'9)

En-suite

2.54m x 1.67m (8'4 x 5'6)

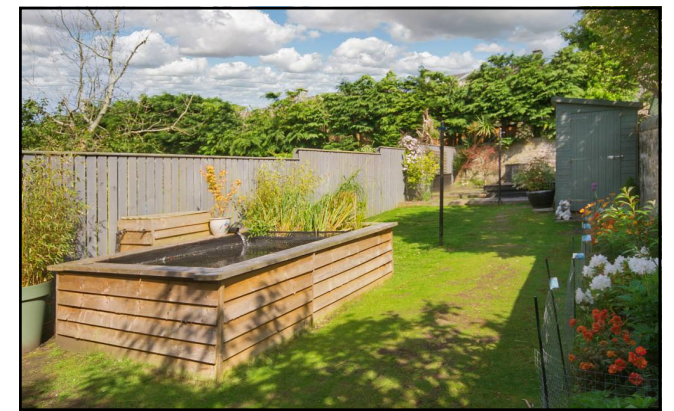


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The property benefits from private walled gardens to rear which feature a host of mature shrubs, patio, timber garden shed, flower beds, decking and a well manicured lawn. Drying facilities are provided.

Only a few minutes walk from Pittencrieff Park, Cameron Street is a desirable residential area located within half a mile of city centre, bus station and approximately one mile from Dunfermline Railway Station. There are also good local amenities close by, including a well reputed primary school, grocery store, high street shopping and Tesco Superstore. The M90 Motorway for travel both north and south is only a short drive away. A regular bus service operates.

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 and 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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