



Stevenson Marshall
Property & Law

Top floor left-3f Millhill Street
Dunfermline, KY11 4TG

Offers over £100,000

3F Millhill Street,

A traditional top floor flat in superb location close to Dunfermline Railway Station, city centre and Asda Superstore.

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

Gas central heating and large double glazed windows are installed. There is a flexible layout and excellent storage throughout.

Room sizes and accommodation

Entrance hallway

Lounge: 4.27m x 3.56m (13'8 x 11'8)

Dining kitchen: 5.27m x 3.12m (17'3 x 13'3)

Bedroom 1: 5.11m x 2.73m (16'9 x 9'0)

Bedroom 2: 3.16m x 2.62m (10'4 x 8'8)

Bathroom: 3.35m x 1.97m (11'0 x 6'6)

The walled gardens boast a neat communal drying green, outbuildings and well stocked borders. The Title Deeds will clarify the specific rights of number 3F and neighbouring properties.

Millhill Street forms part of a highly sought after residential district of Dunfermline, located within walking distance of Dunfermline Railway Station, city centre, public parks and excellent local amenities, including doctors surgery, pharmacy and good schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

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 team 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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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.