

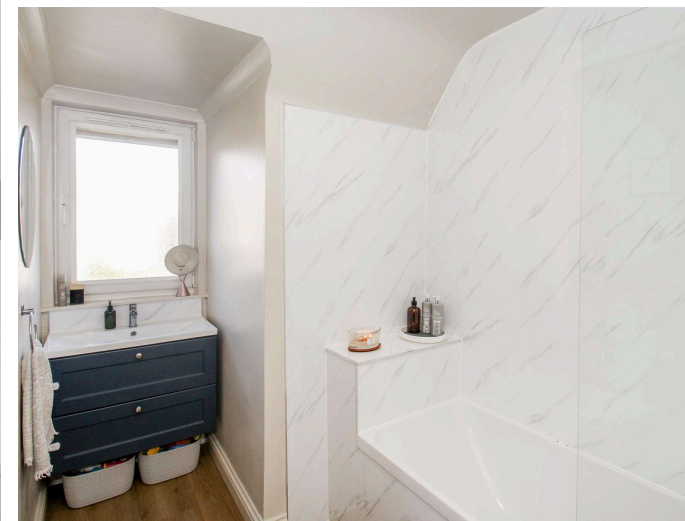
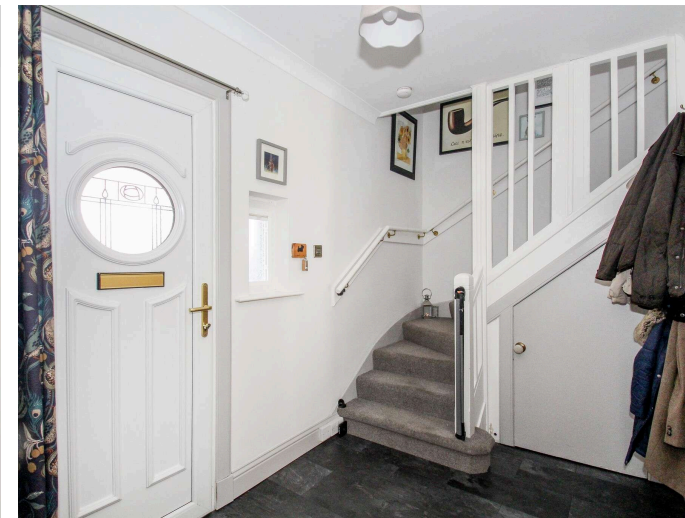
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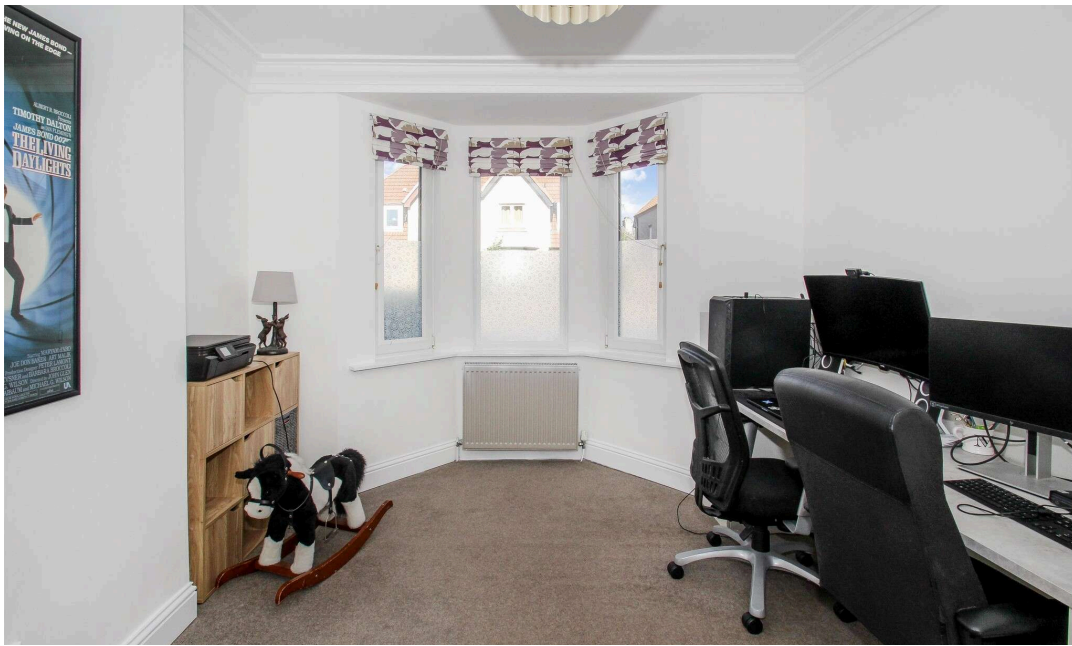
15 Arthur Street, Dunfermline, KY12 0PR

Offers Over £250,000

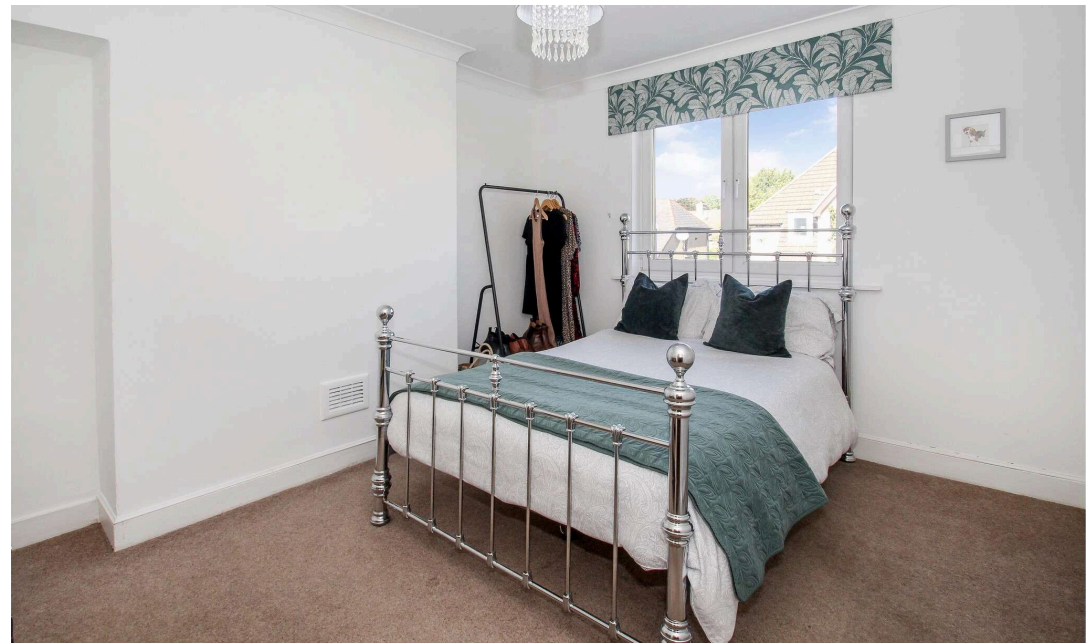
Beautifully presented, an extended traditional semi detached villa (circa 1935), in central location close to city centre and railway station.

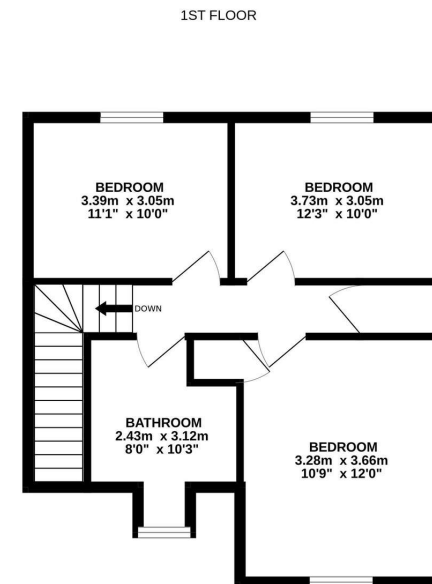
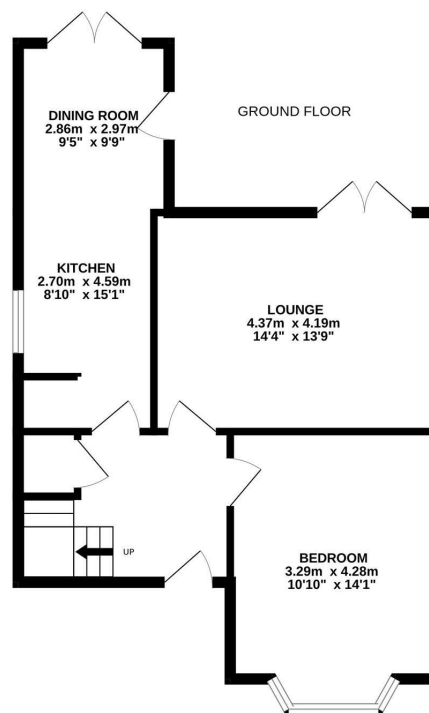
Accommodation comprises: entrance hallway, lounge (with feature fireplace and French Doors), dining room/bedroom 4, kitchen/family room (French doors and side door to gardens), upper landing, three double bedrooms and modern bathroom.





Gas central heating and double glazed windows are installed and the property benefits from a flexible layout, quality flooring, solid timber doors throughout (with feature handles), pleasant outlooks, fresh decor and excellent storage. EPC rating: C. Council tax band: D. The most impressive garden grounds boast a host of flower beds, mature trees (including large apple tree), two patio areas, generous lawn, drying facilities and a south facing aspect to rear. Worth highlighting is the charming outbuilding which features power and light. A driveway to front provides ample off street parking for several vehicles.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Arthur Street is a long established and highly sought-after residential area enjoying a convenient setting within walking distance of Dunfermline Railway Station, Dunfermline City Centre, beautiful public parks, Historic Quarter and Carnegie Hall. 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 Bridge and Queensferry Crossing.



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An appointment to view can be made by contacting selling agents on 01383 721141.

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