



Stevenson Marshall
Property & Law

72b James Street, Dunfermline, KY12 7QF

Offers Over £69,950

A traditional ground floor flat located in the heart of Dunfermline City Centre

Accommodation comprises:- entrance hallway, lounge, kitchen, double bedroom and shower room.

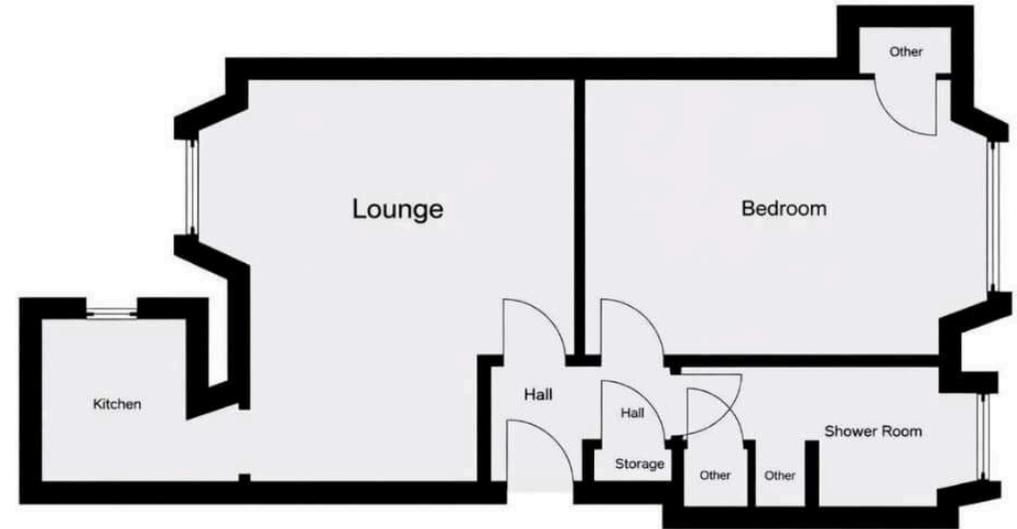
Gas central heating is installed and there are double glazed windows, good storage throughout and pleasant outlooks to front. Council tax band: A. EPC rating: D.

The property benefits from neat communal gardens to rear which are mainly laid to lawn with drying facilities provided. There are stone built outbuildings to rear and original Victorian curved external walls.

Just off East Port, James Street forms part of a most convenient city centre location, close to Dunfermline Railway Station, high street, beautiful public parks, Historic Quarter and Carnegie Hall (opposite!). 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. Dunfermline bus station is close by.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

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

[Contact us](#)

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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.