



Morgans

57 WILLIAM STREET
DUNFERMLINE, FIFE, KY12 8BQ
FIXED PRICE £139,995



57 WILLIAM
STREET
DUNFERMLINE
KY12 8BQ

UNDER HOME REPORT VALUATION. We are pleased to bring to the market the unique opportunity to acquire this period cottage circa 1860s rarely available in today's market and within walking distance of Dunfermline town centre and Pittencrieff Park. The property provides ideal accommodation on the level and is set within attractive private gardens to the front, side and rear. The property briefly comprises entrance vestibule, reception hall, lounge, dining kitchen, sun room, three double bedrooms and family bathroom. There is also a private driveway leading to a double garage which is ideal as a workshop if required. Early viewing is highly recommended to appreciate the location and generous accommodation throughout. Please note the property has security alarm system. The subjects have gas central heating and are double glazed throughout. EPC RATING F.



PERIOD COTTAGE. CLOSE
TO TOWN CENTRE AND
PITTENCRIEFF PARK.
EXTENSIVE EXTERNAL
SPACE.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LOUNGE 16'7 X 11'10

DINING KITCHEN 12'0 X 10'7

SUN ROOM 12'9 X 7'2

BEDROOM 1 11'10" X 8'5"

BEDROOM 2 13'5 X 11'10

BEDROOM 3 11'6 X 8'9

BATHROOM 7'9 X 7'6

DOUBLE GARAGE 19'0 x 17'6"

EXTRAS INC IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Garden shed and greenhouse.

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west via Carnegie Drive passing through three sets of traffic lights, continuing onto Pittencrieff street where you will come to a further set of traffic lights take a direct right into William Street following the road for several hundred yards where you will approach the property on the left hand side just before the traffic light junction. The property is sign posted on the left hand side.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
 33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
 TEL: 01383 620222
 WWW.MORGANLAW.CO.UK

