



M o r g a n s

55 Cameron Street  
Dunfermline, KY12 8DP  
Offers in the region of £175,000





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Charming traditional ground floor apartment situated in a sought after residential area within walking distance to Dunfermline town centre, close to all amenities, schooling and Pittencrieff Park. The property has been renovated and is offered in move in condition. The spacious accommodation comprises of; entrance vestibule, reception hallway, lounge with bay window, dining room to the rear, modern kitchen with utility area, contemporary bathroom and two double bedrooms. The bedroom situated to the front has hatch access and steps leading to the basement cellar area. The reception hallway could be utilised as an office/study area. The property benefits from gas central heating and double glazing. Garden to the front and private garden area to the rear. On street parking available. Early viewing recommended. EPC RATING E





## 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 Palace 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 16'1 x 14'7

DINING ROOM 16'1 x 12'8

KITCHEN 11'5 x 9'4

UTILITY AREA 9'5 x 3'9

BEDROOM 1 16'0 x 11'8

BEDROOM 2 12'8 x 10'8

BATHROOM 10'8 x 5'6

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## EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and lights fittings together with any integrated appliances.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline town centre head west via the A907 passing through two sets of traffic lights onto Pittencrieff Street, before the third set of traffic lights take a direct right into Maitland Street and then second left onto Cameron Street where the property will be sign posted on the right hand side.

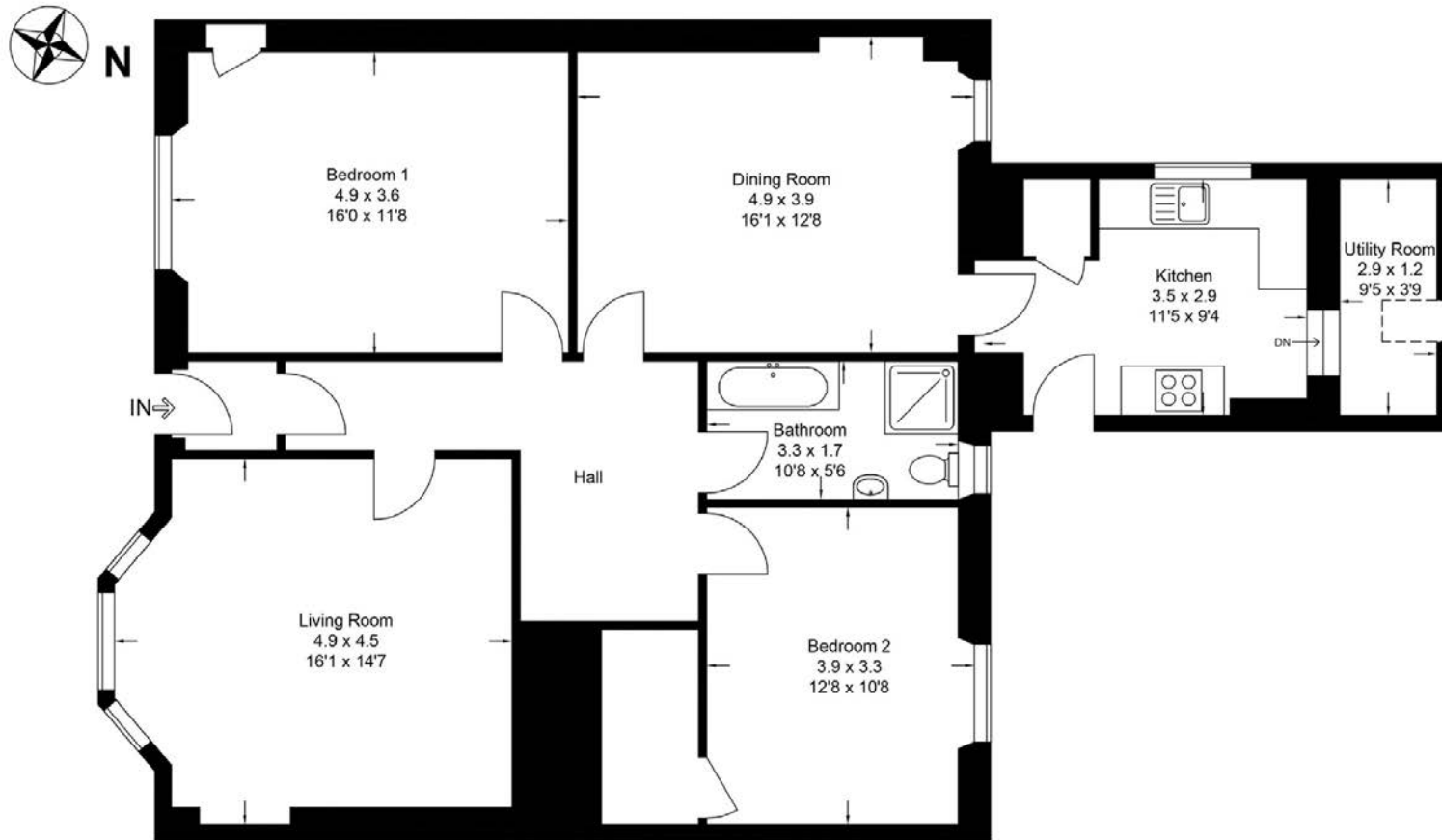
## MORGANS PROPERTY PACKAGE

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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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.

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