



Morgans

83a Victoria Terrace  
Dunfermline, Fife, KY12 0LT  
Offers in the region of £179,999







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We are pleased to bring to the market the opportunity to acquire this superb example of a traditional double upper apartment situated in one of Dunfermline's exclusive terraces. The accommodation is a credit to the present owners and offers flexible, spacious and stylish rooms throughout with period features. The subjects comprise reception hall, lounge with bay, dining kitchen, generous utility room, double bedroom or dining room and four piece bathroom. On the top floor two double bedrooms with en-suite and walk in wardrobe, further study/office. There are well maintained walled gardens to the rear with external storage. Patio area. Garage at bottom of garden. Essential Viewing. EPC RATING D.





## 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 with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road bridges 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 intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 16'5 X 12'2

DINING KITCHEN 13'1 X 12'2

UTILITY 11'2 X 6'11

BEDROOM 1 10'6 X 10'2

WALK IN WARDROBE 7'3 X 4'11

ENSUITE 7'3 X 5'3

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BEDROOM 2 19'0 X 11'2

BEDROOM 3 13'5 X 10'10

STUDY 11'6 X 4'11

BATHROOM 8'10 X 6'11

## EXTRAS INC. IN PRICE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. American Fridge Freezer.

## VIEWINGS

All viewings by appointment via Morgans 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline centre at the main roundabout head west via Carnegie Drive turning right at the second set of traffic lights into Pilmuir Street. Take the third turning on your right into Victoria Terrace where you will find the property located on your right hand side as signposted.

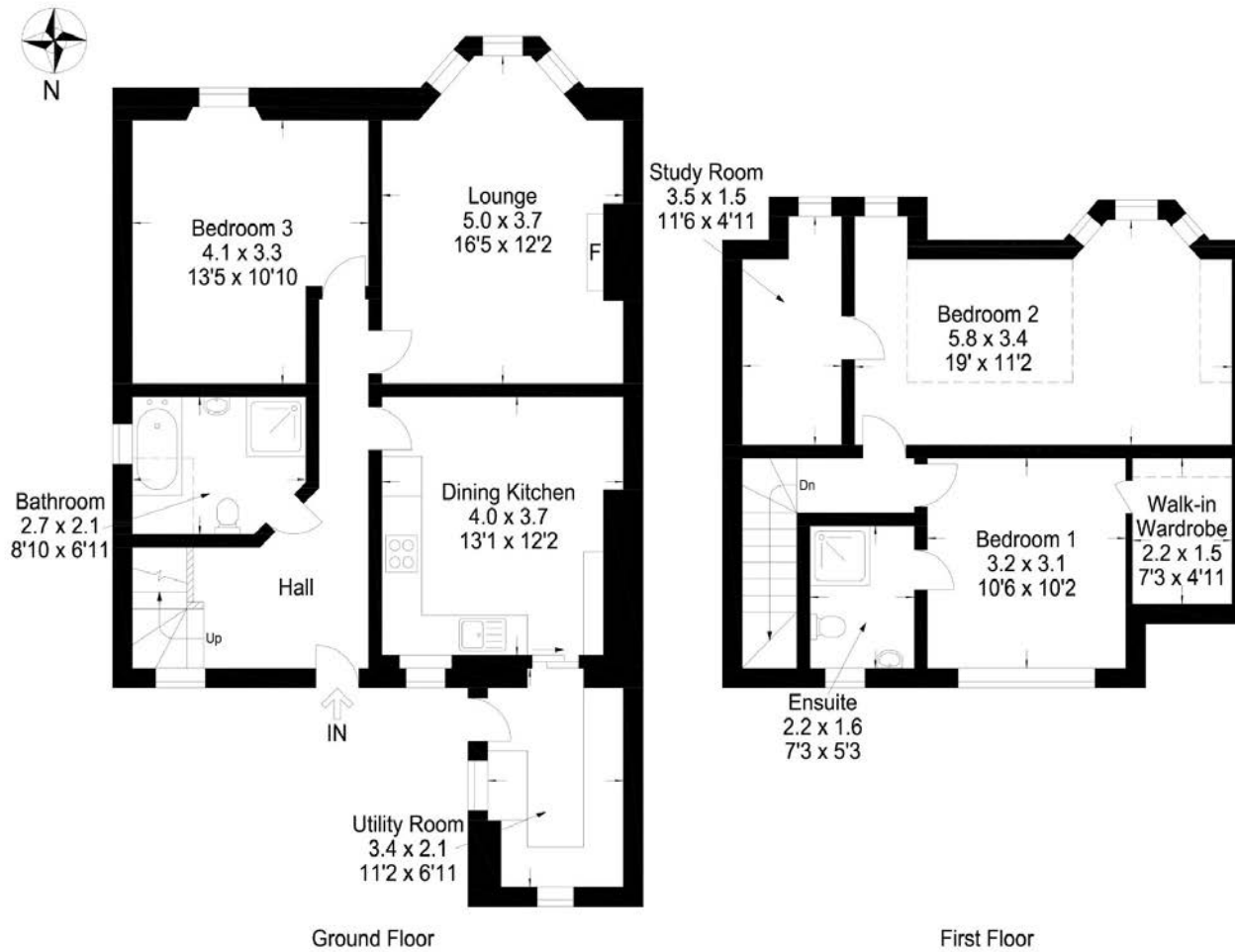
## MORGANS PROPERTY PACKAGE

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.









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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