



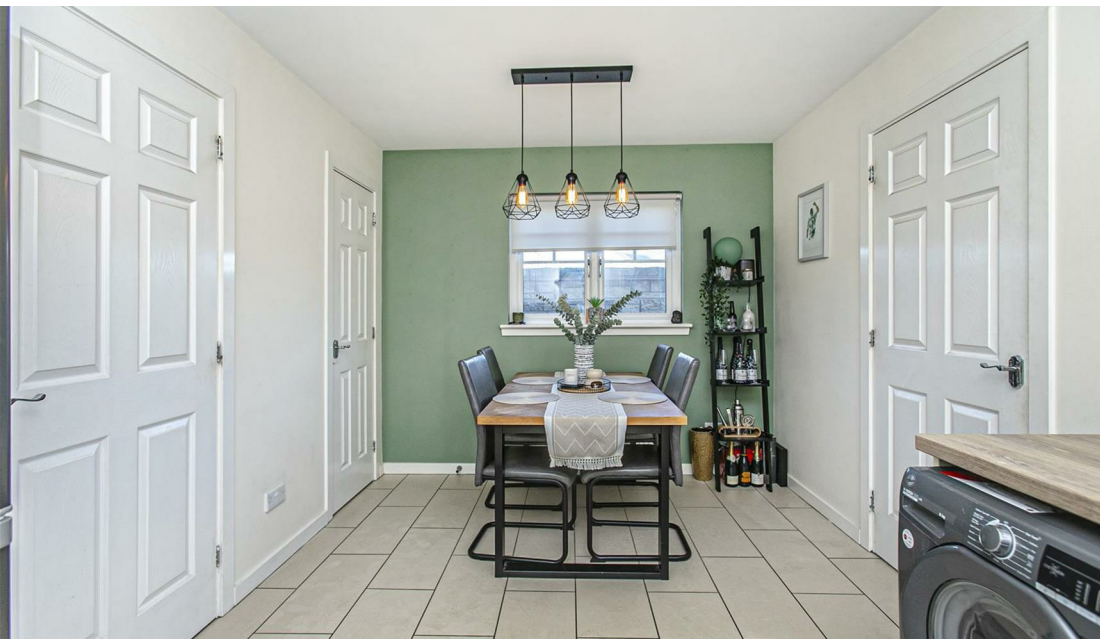
1 Mcdonald Street, Dunfermline, KY11 8NG  
Offers Over £210,000

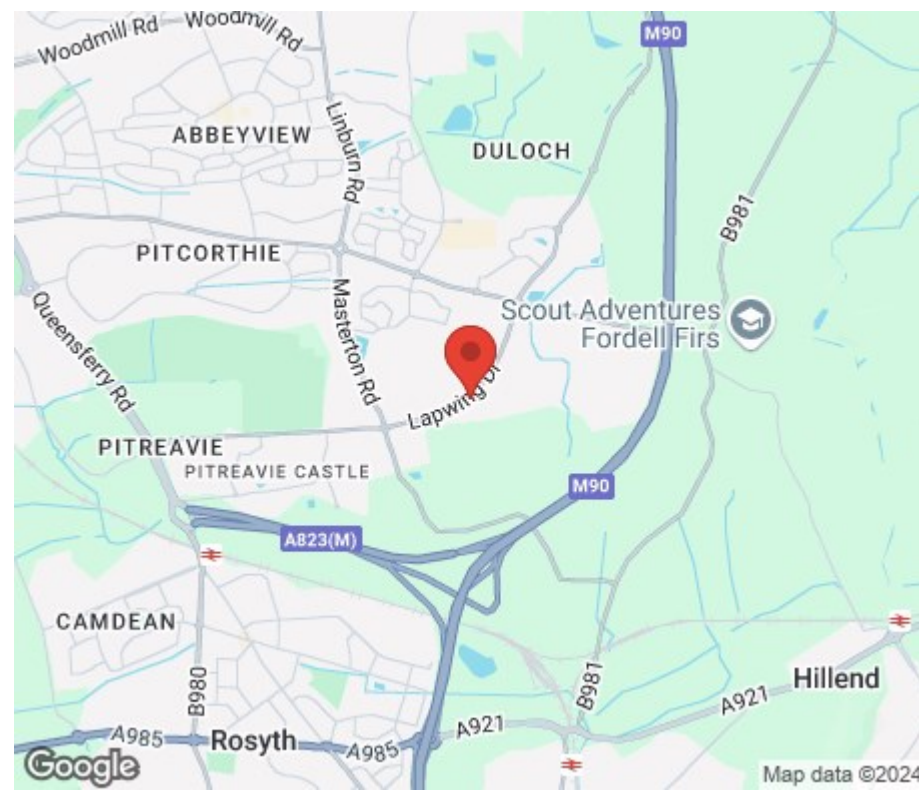






Stylish and beautifully presented three bedroom end terraced house positioned within established development with easy access to motorway network, schooling and the city centre. The subjects occupy a generous corner plot and the property is a credit to the present owners being offered in move in condition with quality fixtures and fittings. The accommodation briefly comprises entrance vestibule, downstairs w.c, lounge, dining kitchen; on the first floor three bedrooms with family bathroom (overhead shower) and access to attic. There are well maintained fully enclosed gardens to the rear providing a child and pet safe environment, mainly laid to lawn. There is private residents parking to the rear and ample visitors parking. The property is double glazed with gas central heating.





## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also 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 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

## EXTRAS INC. IN SALE/AGENTS NOTE

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

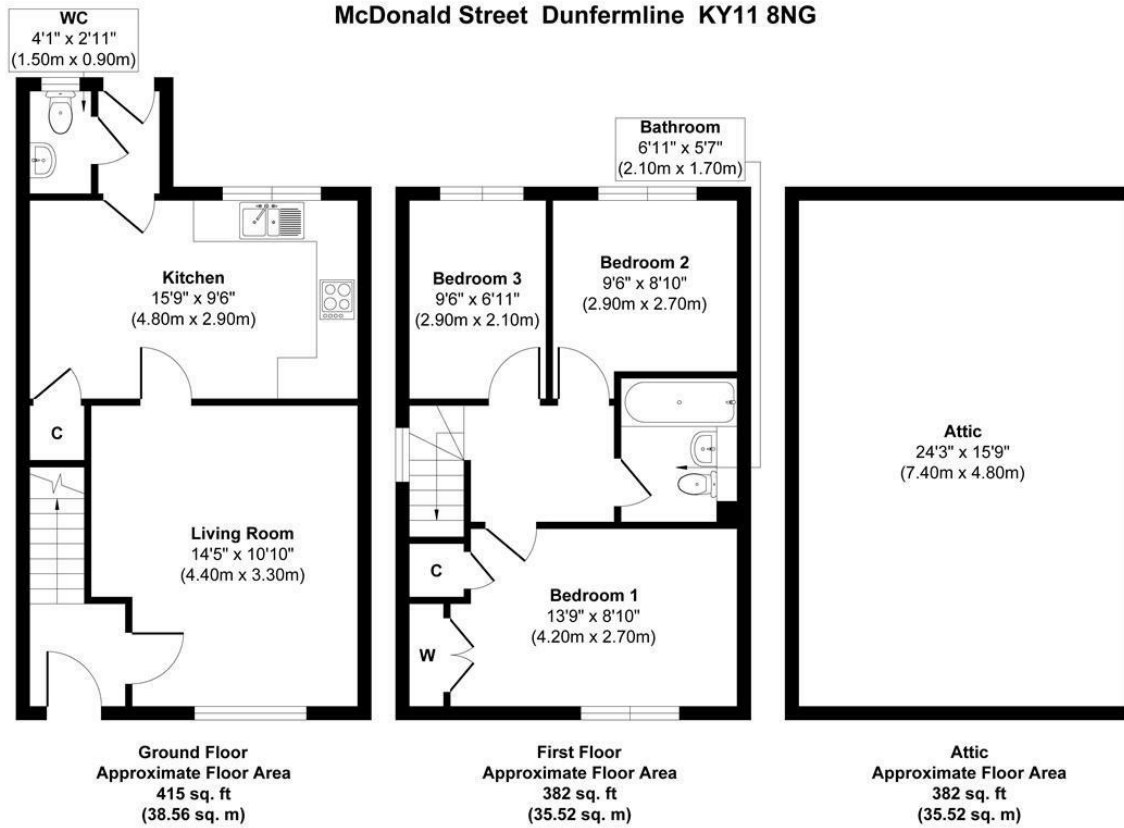
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







McDonald Street Dunfermline KY11 8NG



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PROPERTY

Approx. Gross Internal Floor Area 1,179 sq. ft / 109.60 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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