



Morgans

PROPERTY

98 Arthur Street, Dunfermline, KY12 0JJ

Offers Over £235,000



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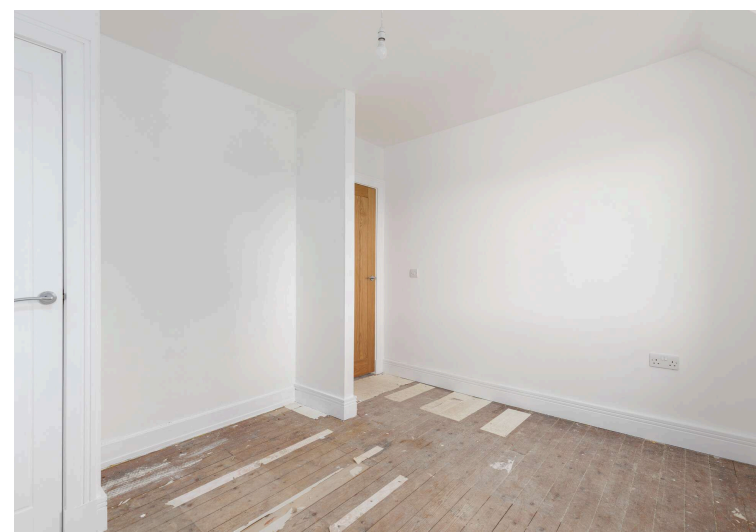
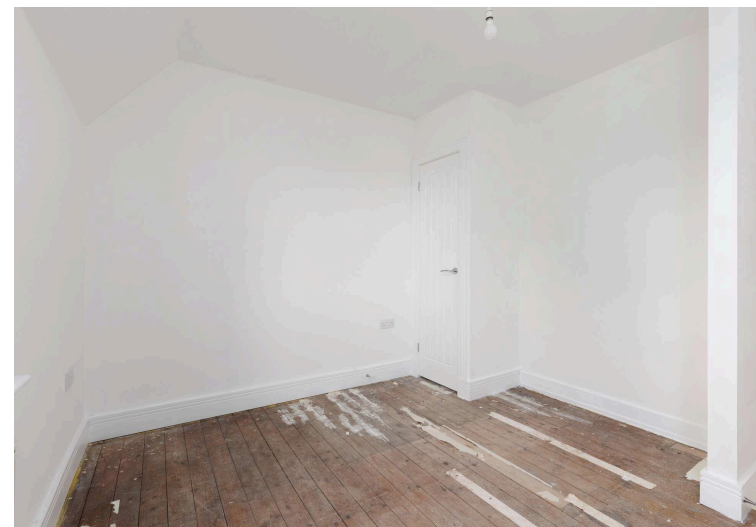


1



2





Excellent 3 bed semi detached villa



Fitted kitchen



14ft bay-window lounge



Three double bedrooms



Separate dining room with bay window



Built-in wardrobes throughout



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned three-bedroom semi detached home offers over 1,100 square feet of accommodation across two floors in one of Dunfermline's sought after residential areas. The lounge is a real highlight, extending to almost 15 feet in length with a striking bay window, while a separate dining room, also with its own bay window, offers further formal living space. The kitchen sits just off the hallway, fitted with a good range of units and space for freestanding appliances. Upstairs, three double bedrooms with family bathroom fitted with a bath, there are built-in wardrobes and storage cupboards throughout adding valuable practicality. A home you can put your own stamp on. There are good sized private gardens to the front and rear providing a child and pet safe environment with double driveway and ample on street parking. This property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.





EXTRAS INC. IN SALE/AGENTS NOTE

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

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 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. 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.

Morgans Property Package

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





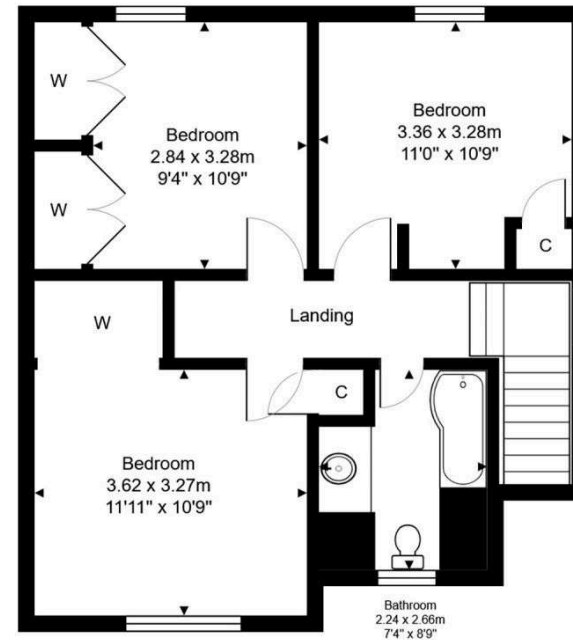
98 Arthur Street, Dunfermline, KY12 0JJ

Total Area: 104.6 m² ... 1126 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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AGENTS NOTE 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. No movable items will be included in the sale.