

39 VICTORIA STREET  
DUNFERMLINE, FIFE, KY12 0LP

CURRAN & CO  
PROPERTY





# 39 VICTORIA STREET

DUNFERMLINE, FIFE, KY12 0LP

OFFERS OVER £125,000



'Situated on a quiet residential street, 39 Victoria Street is a beautifully presented and exceptionally bright upper flat'

- Main Door Upper Flat
- Living / Dining Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Spacious Bathroom
- Gas Central Heating & Double Glazing
- Panoramic Views
- Unrestricted On-street Parking



## Description

Situated on a quiet residential street and enjoying panoramic views, 39 Victoria Street is a beautifully presented and exceptionally bright two bedroom main upper flat.

Entered through the main door on street level via an internal staircase, the accommodation comprises: entrance hall with access hatch to the attic storage space; spacious living room with decorative fireplace and ample space for a dining area; modern, well-equipped kitchen with base and wall-mounted units, storage cupboard, integrated Bosch oven, stainless steel gas hob,

extractor hood and freestanding washing machine and fridge/freezer; double bedroom 1 with fitted mirrored wardrobes and dormer window showcasing the stunning view; double bedroom 2; and generously proportioned bathroom with shower over the bath and heated chrome towel-rail. Further benefits of this property include gas central heating and double glazing throughout.

There is unrestricted on-street parking to the front of the property.

## Extras

Extras to be included in the sale are all carpets and floorcoverings,

curtains and blinds, and kitchen appliances.

## EPC Rating

The energy efficiency rating of this property is band C.

## Council Tax

This property is subject to council tax band B.

## Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.









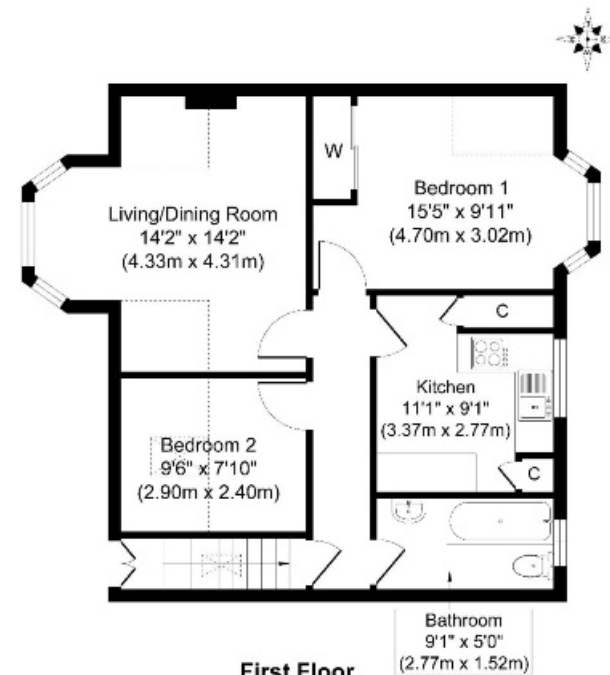
# CURRAN & CO PROPERTY

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**First Floor**  
**Approximate Floor Area**  
**667 sq. ft**  
**(62.00 sq. m)**

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.