



**Morgans**  
PROPERTY

34 Queen Anne Street, Dunfermline, KY12 7AY  
Offers Over £369,950







We are delighted to be marketing this substantial and distinguished Georgian period townhouse situated in the heart of the City Centre. This villa is rarely available in today's market and this particular property is offered in move in condition having undergone a complete renovation of works to enhance the existing fabulous period features and offering contemporary and stylish living for families and professionals. The generous accommodation briefly comprises entrance vestibule leading through to welcoming reception hallway with original hardwood balustrade, storage and front facing open plan living/dining room and fitted kitchen. There is a bedroom with jack and jill four piece bathroom, further shower room, study/office leading through to utility on the ground floor. On the second level there are two further substantial bedrooms and four piece bathroom. On the upper level there are two bedrooms and a shower room. The property further benefits from a cellar providing excellent storage, courtyard area to the rear and driveway. The property has gas central heating throughout and sash and case windows.





## LOCATION

The ancient capital of Dunfermline won its bid to have official city status 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.

## EXTRAS INC IN SALE / AGENTS NOTE

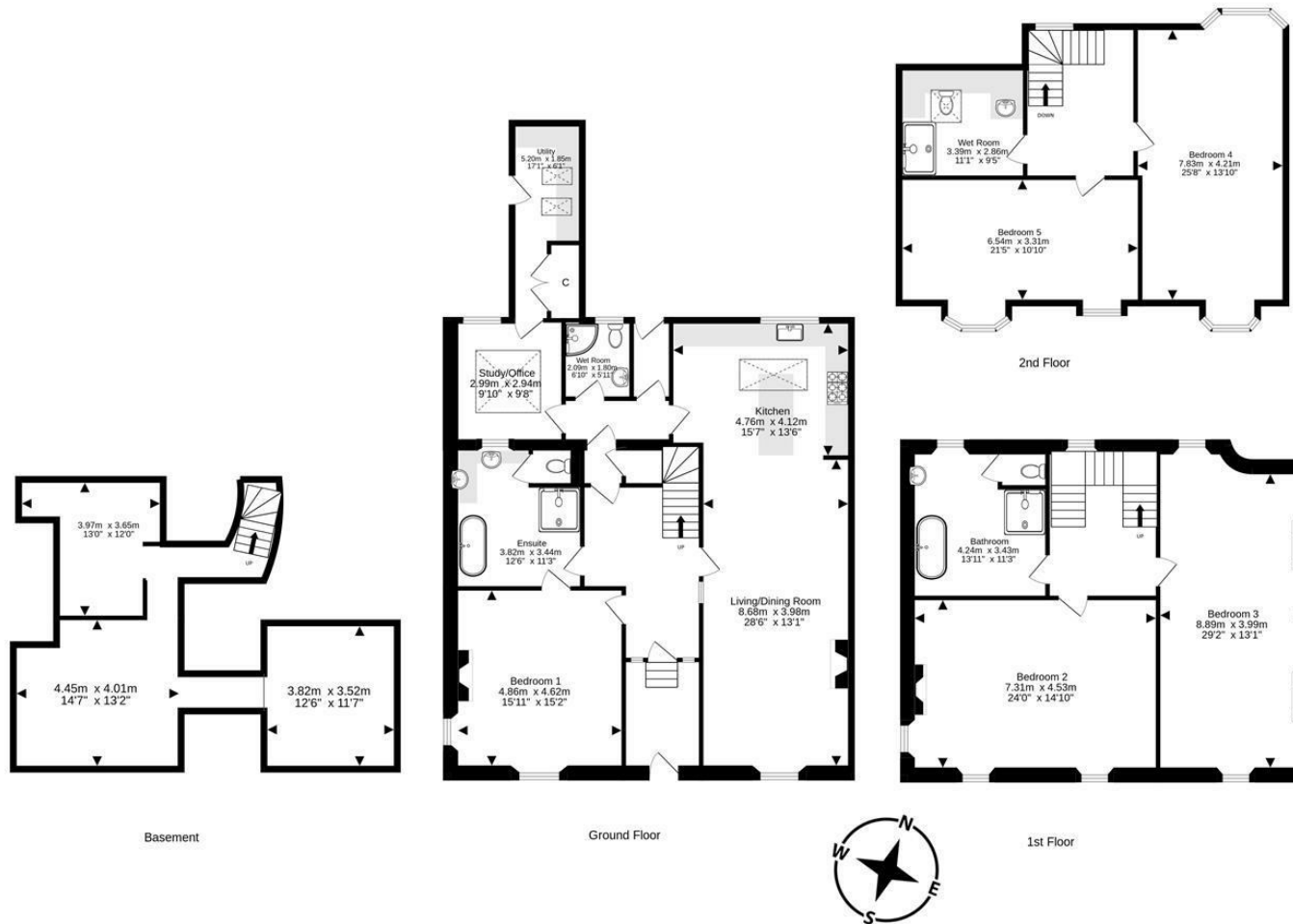
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.