

Morgans
PROPERTY

83 Arthur Street, Dunfermline, KY12 0JJ

Offers Over £230,000







A unique opportunity to acquire this deceptively spacious semi detached bungalow boasting generous living space and retaining many original features yet having the perfect contrast between traditional and contemporary. The outdoor space is idyllic offering privacy which is enclosed providing a child and pet safe environment. The grounds are mature and well stocked with plants and trees. Patio and seating areas with section of raised decking. An ideal home for entertaining. The property benefits from off street parking with driveway to front and ample visitors parking. There is also a cellar for additional storage or conversion. The accommodation is beautifully presented and briefly comprises entrance vestibule, reception hall, lounge with feature wood burner, newly fitted breakfasting kitchen with door to rear steps, two double bedrooms and bathroom with overhead shower. The property is double glazed with gas central heating.





LOCATION

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.

EXTRAS INC IN SALE / AGENTS NOTE

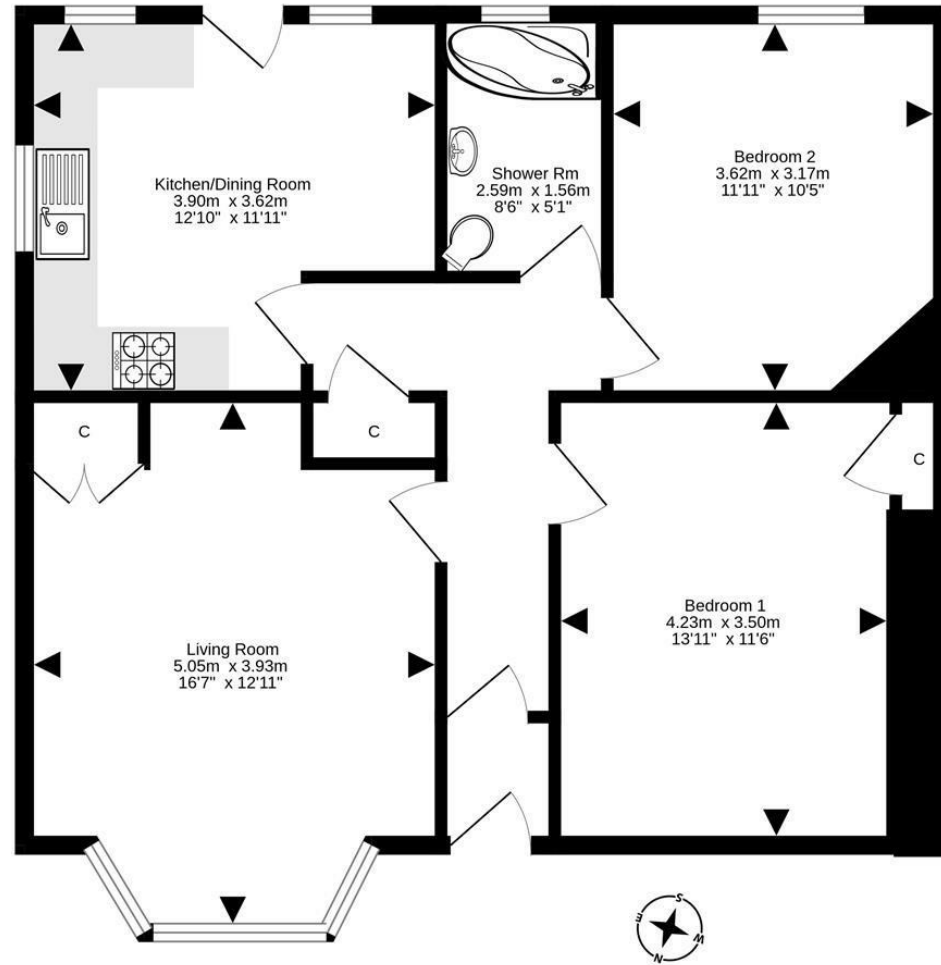
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









SOLICITORS | PROPERTY

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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.