



55 Arthur Street, Dunfermline, KY12 0JP  
Fixed Price £130,000







Excellent starter home situated in popular residential locale within a short walk into town and close to schooling and all local amenities. This upper garden flat benefits from private rear gardens. The accommodation is generous throughout and briefly comprises private entrance with vestibule and staircase up to landing. Front facing lounge, kitchen, three double bedrooms and shower room. Excellent storage throughout and attic. The property is double glazed with gas central heating. Early entry available.





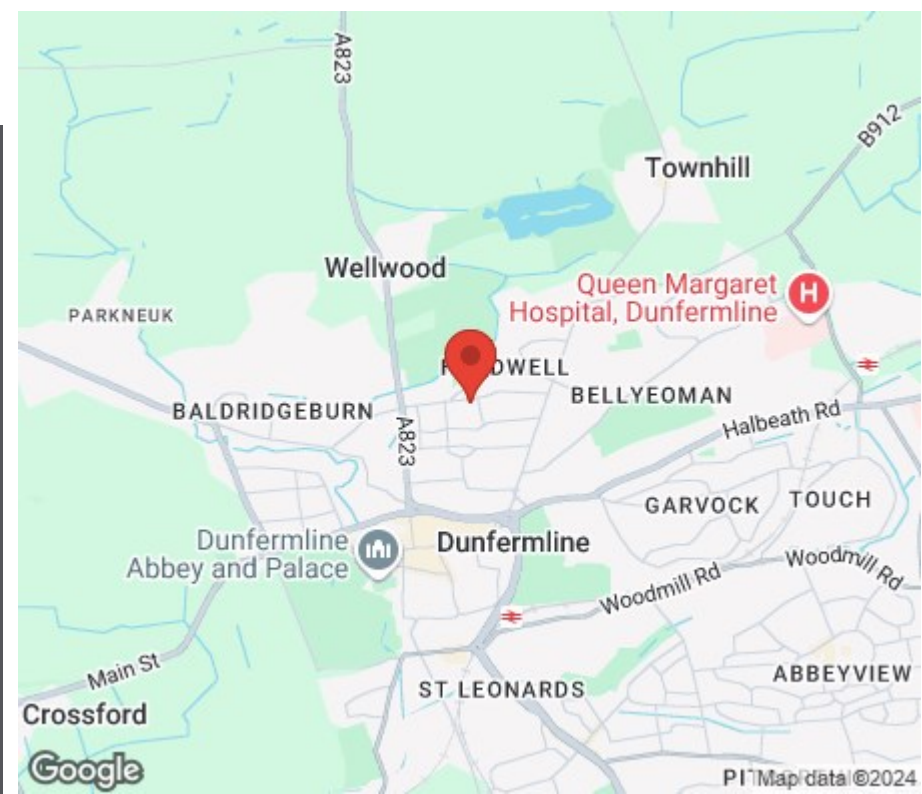
## LOCATION

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 appliances, no warranty is given for the 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





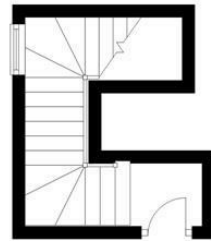
**First Floor**

Approx. 86.4 sq. metres (930.0 sq. feet)



**Ground Floor**

Approx. 6.6 sq. metres (70.9 sq. feet)



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Total area: approx. 93.0 sq. metres (1000.9 sq. feet)

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