



Morgans

PROPERTY

96 Victoria Terrace, Dunfermline, KY12 0LU

Offers Over £390,000











CLOSING DATE SET FOR WEDNESDAY 2ND APRIL 2025 @ 2PM - We are delighted to bring to the market this exceptional semi detached villa, offering substantial family accommodation over two levels with beautiful views over Dunfermline and beyond and set within private gardens making an excellent family home. This highly desirable property is centrally located within a quiet area of the city and is a short walk to the centre and Pittencrieff Park, an excellent catchment for local schools and all amenities. The property is a credit to the present owners who have transformed and renovated the property over the years yet retained period features including fireplaces and original cornicing. The accommodation briefly comprises entrance vestibule, reception hall, downstairs w.c, front facing lounge with bay window, dining room leading to kitchen with integrated Bosch appliances and french doors to the fully enclosed rear garden. The feature staircase to upper level where there are three bedrooms, four piece family bathroom with walk in shower and laundry room. The landscaped gardens are south facing and have feature decking area, a truly idyllic haven and an ideal home for entertaining. The property further benefits from a double driveway to the front, is double glazed with gas central heating. Essential viewing.







## 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.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.



















### Approx. Gross Internal Floor Area 1347 sq. ft / 125.21 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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.