



Morgans

PROPERTY

30 Victoria Street, Dunfermline, KY12 0LP

Offers Over £299,950



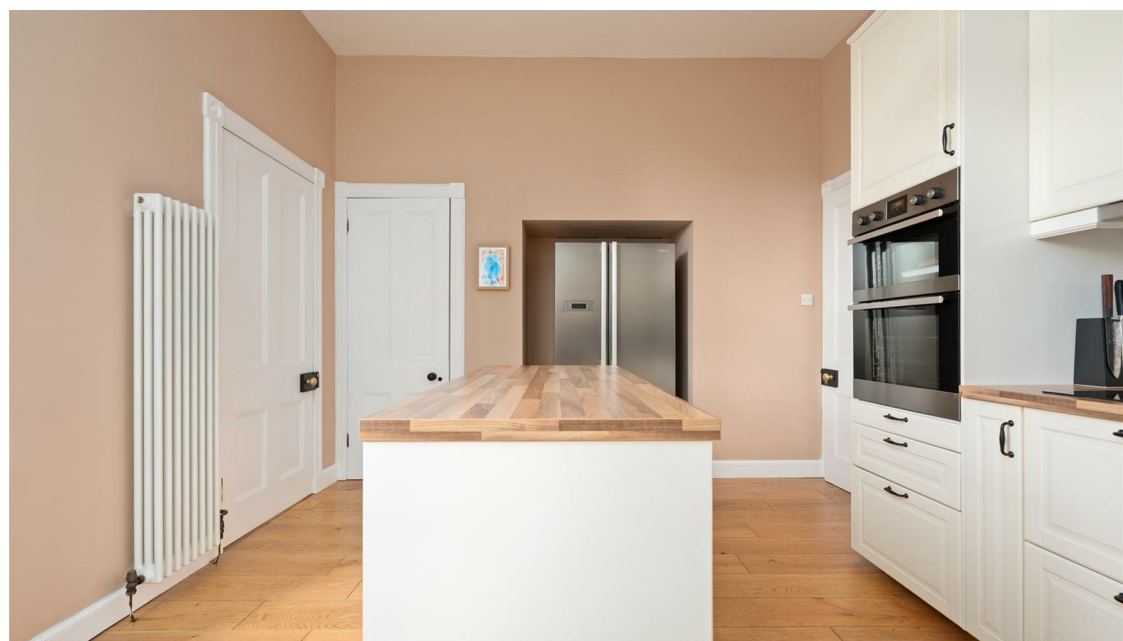




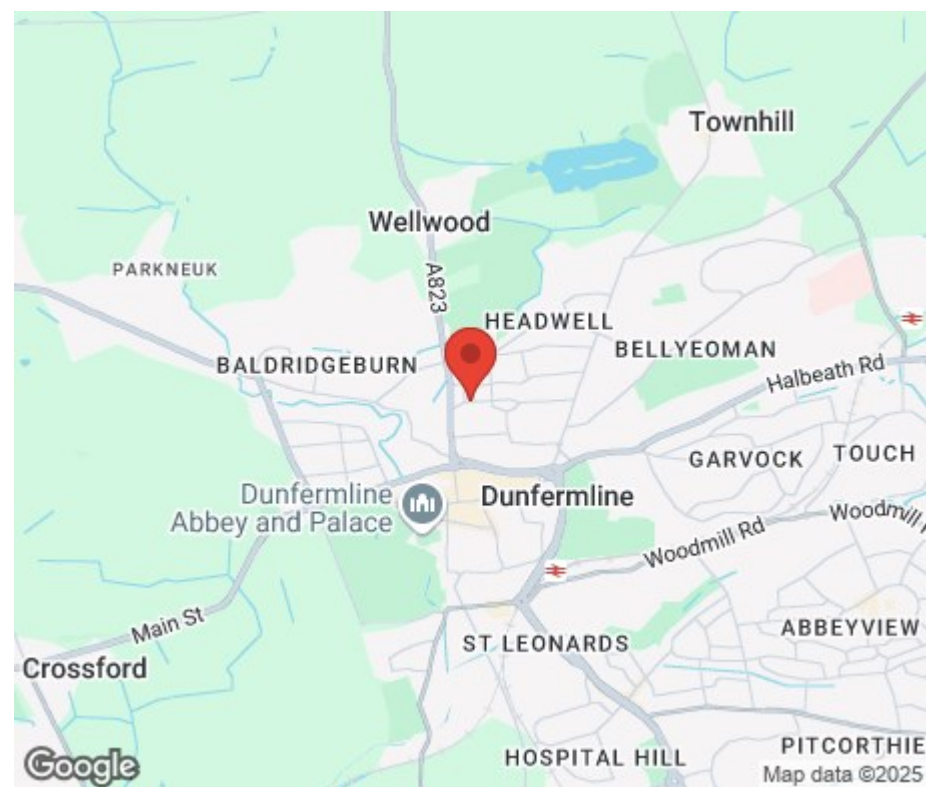
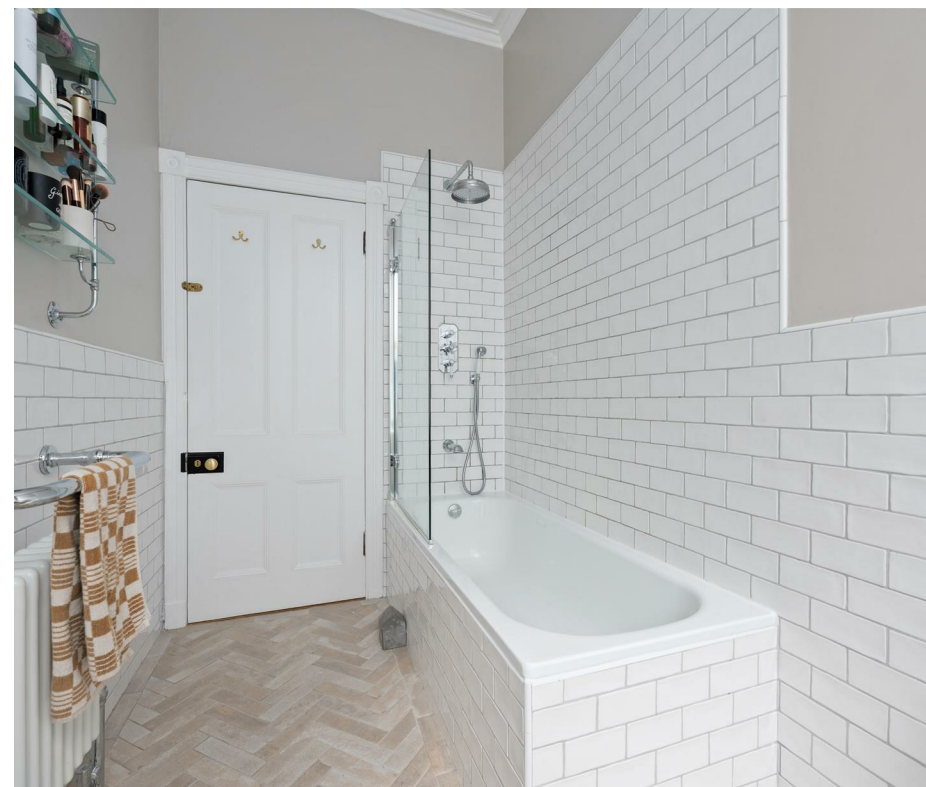




CLOSING DATE SET FOR TUESDAY 15TH APRIL 2025 @ 12 NOON - We are delighted to bring to the market this exceptional Victorian dwelling which is a credit to the present owners and offered in move in condition. This home offers contemporary living yet has retained many of the original features which are highlighted, stained glass window, and decorative cornicing to name but a few. The grounds are extensive to the rear with rockery garden to front and stone steps leading to impressive entrance door. The gardens to the rear are fully enclosed providing a child and pet safe environment. The single garage and driveway can be accessed from the bottom of the garden or adjacent street. The grounds are mature with plants, trees and sections of lawn with chipped areas for easy maintenance, an idyllic haven and a great home for entertaining. The apartment is on the ground level and briefly comprises entrance vestibule, reception hall, lounge, breakfasting kitchen with separate utility room and large pantry cupboard. There are three double bedrooms and single room which would be ideal as an office/study. A stylish bathroom with overhead monsoon shower completes the accommodation. 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 fittings together with integrated appliances and garden shed.

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.















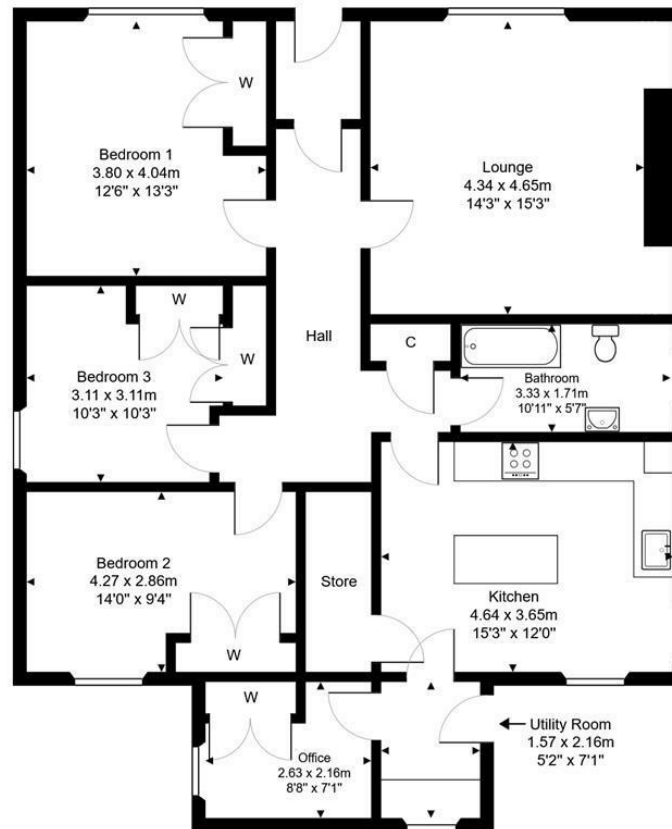
30 Victoria Street, Dunfermline, KY12 0LP



Total Area: 116.1 m<sup>2</sup> ... 1250 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.