



Morgans

PROPERTY

112 Pilmuir Street, Dunfermline, KY12 0PL

Fixed Price £350,000

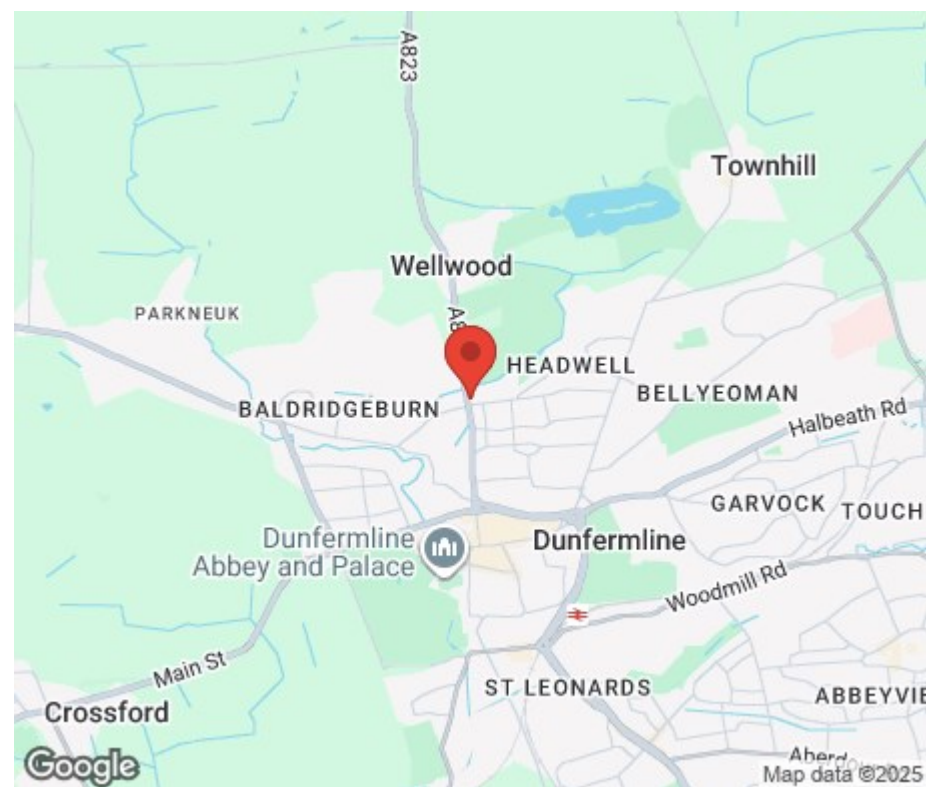






Rarely available in today's market the opportunity to acquire this fabulous period property in one of Dunfermline's most sought after locations, close to all amenities and walking distance of the City Centre, with primary schooling nearby and Queen Anne High School a short walk away. The subjects are a credit to the present owners, offered in move in condition with new windows and heating system replaced in the last few years to name but a few upgrades. This extended period home combines modern day luxury with some superb period features, original cornicing, ceiling rose and stained glass windows to name but a few. The accommodation has flair and style throughout with spacious rooms and flexibility on the ground floor. The subjects briefly comprise: entrance vestibule, reception hallway, front facing lounge with feature wood burner, dining kitchen and family room, shower room, separate utility room and small office. On the upper level there are three impressive double bedrooms and family bathroom. The gardens are fully enclosed to the rear providing a child and pet safe environment with mature front gardens. There are seating and patio areas, an idyllic haven, and a great home for entertaining. The gardens to the rear are low maintenance with secure gate leading out. There is on street parking at rear of property . The subjects are double glazed with gas central heating throughout.





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





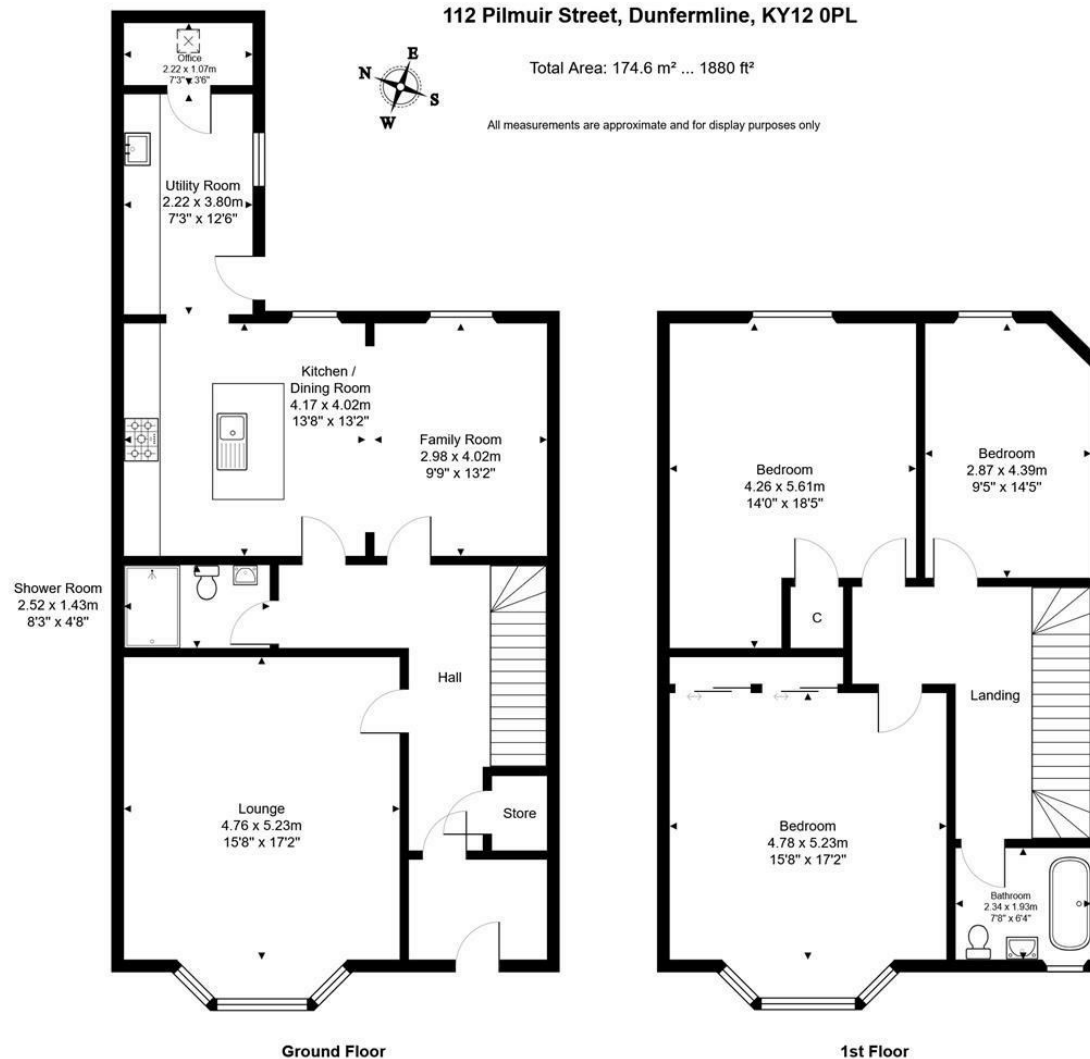


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Total Area: 174.6 m² 1880 ft²

All measurements are approximate and for display purposes only

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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.