



Malcolm Jack
& Matheson

95 ARTHUR STREET
DUNFERMLINE KY12 0JJ



Offers Over
£175,000

3 BED SEMI-DETACHED FAMILY HOME AWAITING YOUR PERSONAL TOUCH FOR A COMPLETE UPGRADE AND MODERNISATION. PRIME LOCATION. SOUTH FACING REAR GARDEN. LARGE CELLAR IDEAL FOR STORAGE AND DRIVEWAY.

**ENTRANCE VESTIBULE
HALL
LOUNGE
DINING ROOM
KITCHEN
3 BEDROOMS
BATHROOM
SHOWER ROOM
FRONT AND REAR GARDENS
DRIVEWAY
LARGE CELLAR
GCH & DG
EPC D**



SITUATION

Dunfermline, located just 5 miles from the estuary of the River Forth, serves as a bustling commuter hub for individuals journeying to Edinburgh, Glasgow, Perth, and Dundee. Thanks to its proximity to the renowned Forth Road, Forth Rail Bridges, and the Queensferry Crossing, along with convenient access via the M90 motorway, regular bus, and train services, Dunfermline is a favored base for commuters. The city center boasts a plethora of shops and recreational amenities, while numerous retail parks on the outskirts offer additional options. Moreover, Dunfermline is an excellent choice for families seeking quality primary and secondary schooling.

PROPERTY

95 Arthur Street is a generously proportioned 3 bed semi detached family home awaiting your personal touch for a complete upgrade and modernisation. This is an excellent opportunity to create an ideal family home in the heart of Dunfermline. The property is conveniently located for quality schooling and swift access to the city centre, as well as commuter routes both north and south of Dunfermline.

Internally the property offers bright and spacious accommodation over two levels and would now benefit from an upgrade and modernisation. There is excellent storage facilities, double glazing, and gas central heating throughout.

Externally there are gardens to the front and rear of the property. The rear garden is South facing with access to a cellar. There is a driveway and ample on street parking.

ACCOMMODATION

ENTRANCE VESTIBULE

Vinyl tile effect flooring. Door to hall.

HALL 4.33m x 2.00m (14'2" x 6'7")

Shelved meter cupboard. Radiator. Telephone point. Carpet.

LOUNGE 5.00m x 3.92m (16'5" x 12'10")

Bay window to front. Two radiators. TV point. Fireplace. Picture rail. Carpet.



KITCHEN 3.61m x 2.85m (11'10" x 9'4")

Fully fitted kitchen with window to the side and window to the rear of the property. Free standing gas cooker, washing machine and fridge-freezer. Integrated sink and drainer. Vinyl tile effect flooring. Door leading through to a porch.

PORCH 1.94m x 1.81m (6'4" x 5'11")

Door to stairs leading to the rear garden. Windows overlooking the rear garden.

BEDROOM ONE 4.25m x 3.48m (13'11" x 11'5")

Large double bedroom. Open shelved recess. Fireplace. Radiator. Window to front. Carpet.

DINING ROOM 3.59m x 3.12m (11'9" x 10'3")

Window to rear. Radiator. Staircase to upper level. Carpet.

SHOWER ROOM 2.30m x 0.92m (7'7" x 3')

Walk in shower with electric shower. Radiator. Wall mounted cabinet. Vinyl flooring.

BATHROOM 2.58m x 1.53m (8'5" x 5')

Coloured three-piece suite comprising of bath with electric shower, WC and wash hand basin. Radiator. Opaque window to rear. Vinyl flooring.

LANDING

Well-lit. Carpet.

BEDROOM TWO 4.22m x 3.39m (13'10" x 11'1")

Double bedroom. Velux window. Two built-in under eave storage cupboards. Radiator. Laminate flooring.

BEDROOM THREE 4.22m x 2.77m (13'10" x 9'1")

Single bedroom with Velux window. Radiator. Carpet.

GARDENS AND GROUNDS

Externally there is a landscaped front garden with stone chips and bedded plants. The sizable and mature South facing rear garden features an area of lawn, a patio area for furniture, and well stocked borders. There is access to the cellar.

There is a driveway and ample on street parking.

CELLAR 3.67m x 2.90m (12' x 9'6")

The garden provides convenient access to this large cellar. It is perfect for storage and houses a combi boiler.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the free-standing fridge/freezer, washing machine and gas cooker.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set.

A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



P H O T O G R A P H S & F L O O R P L A N S B Y M I K E D O D D I E P H O T O G R A P H Y S E R V I C E S



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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