

**J & G  
WILSON**

**May House, 83 D, Woodmill Street, Dunfermline, KY11 4JN.**

**A newly up-graded 1 bedroom flat beside Dunfermline rail station. Offers over £95,000.**







## Particulars of Sale

**May House, 83 D, Woodmill Street, Dunfermline, KY11 4JN.**

**A newly upgraded 1 bedroom ground floor flat enjoying a quiet hideaway position beside Dunfermline railway station.**

**Offers over £95,000.**

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### PARTICULARS OF SALE

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#### SITUATION

The flat enjoys a prime position only a short walk from Dunfermline railway station which has a regular Edinburgh service. Other amenities include a nearby doctors surgery, a chemist, the public park and Asda supermarket which are all immediately to hand.

Dunfermline town centre is within easy walking distance and offers a Post Office, banks, supermarkets, a shopping center, professional offices, cafes, restaurants, pubs, churches, bus services and leisure amenities.

The surrounding area offers attractive countryside with scenic walks, sporting facilities and easy access to historic coastal villages.

Edinburgh is readily accessible by road, rail and bus offering extensive shopping and cultural amenities as well as its airport.





## DESCRIPTION

A well-appointed ground floor flat which has been newly upgraded and is essentially a new property within a character building. The property is perfect for a single person or couples of all ages.

The design includes a newly fitted kitchen with an integrated oven, hob hood, fridge & freezer, a spacious lounge, an inner hallway with a utility cupboard / plumbing for a washing machine, a double bedroom with a recessed wardrobe and a quality shower room. The specification includes a gas central heating system (combi boiler) and double glazing.

Outside the property has shared gardens.

Viewing is strongly recommended to appreciate this top quality flat and its lovely quiet setting.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.

[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band \*.

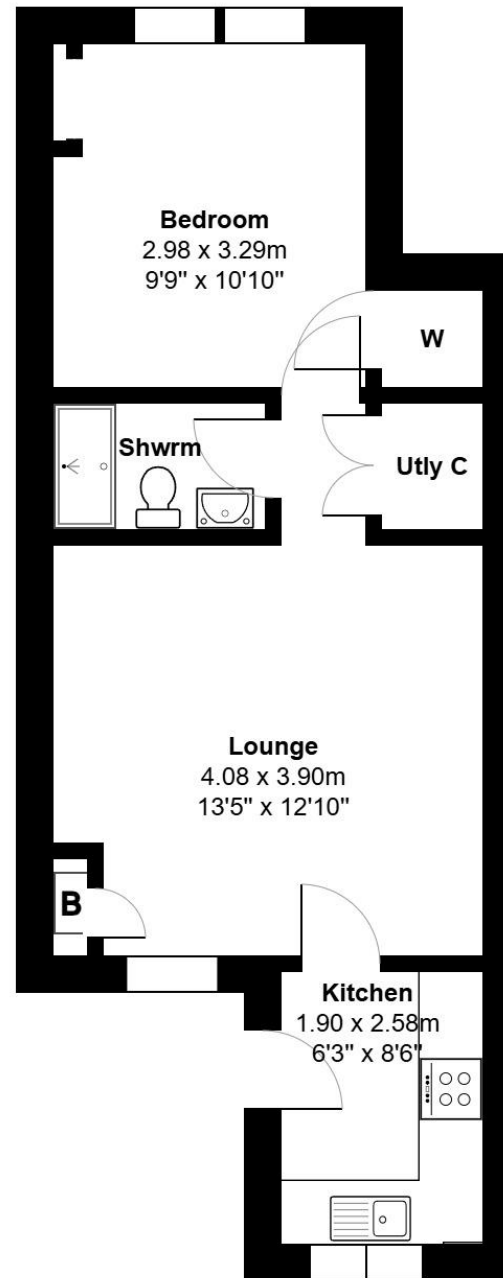
**ENERGY RATING** The property is rated as \* (\*\*).

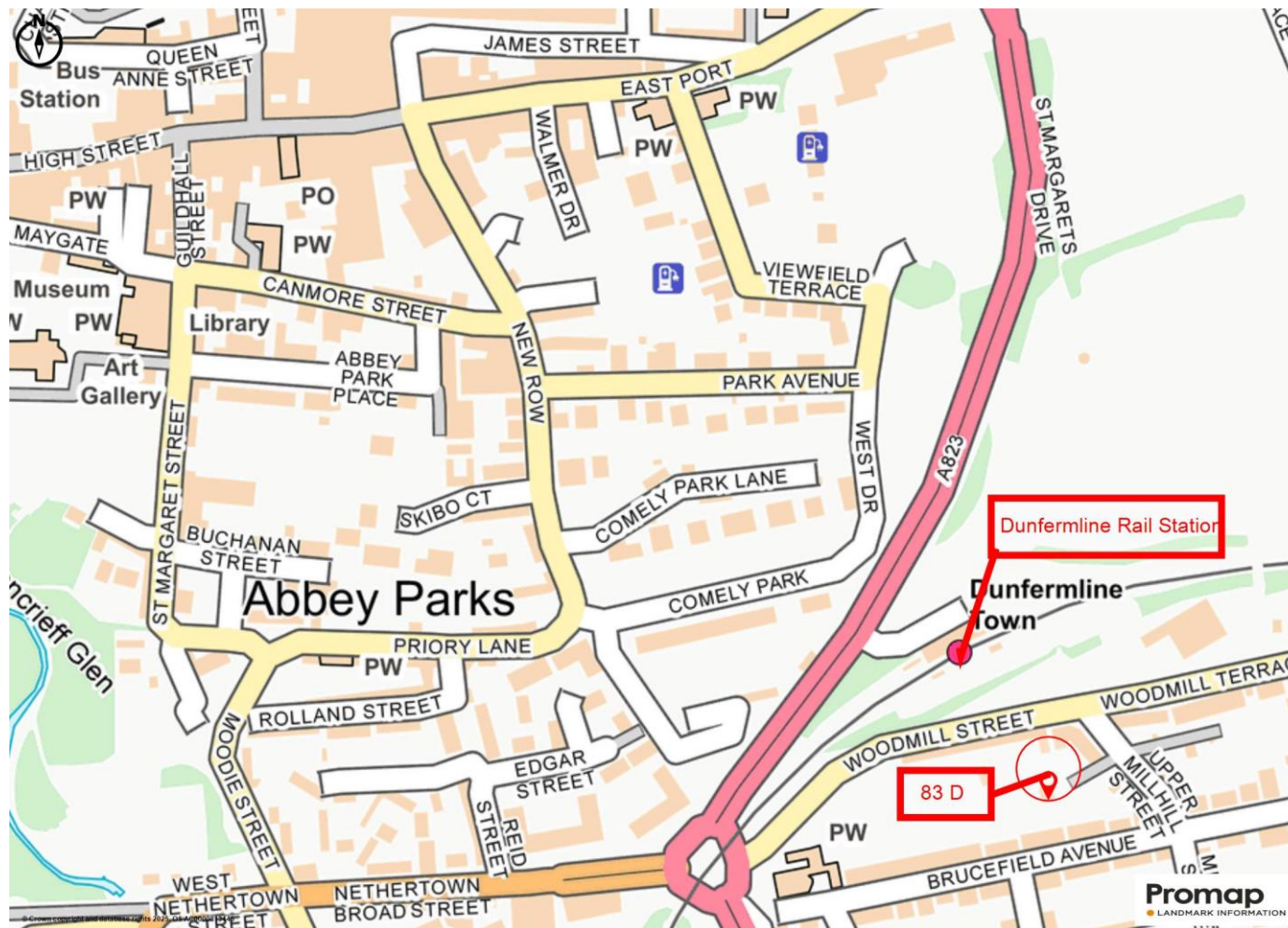
Particulars prepared May 2025.





May House,  
83 D Woodmill Street,  
Dunfermline,  
KY11 4JN.  
(Not to scale).





#### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

#### Selling Agents

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