



EXTERNAL FRONT

FLAT · DUNFERMLINE, FIFE

4a, Millhill Street

Dunfermline, Fife KY11 4TG

OFFERS OVER

£100,000

Two-bedroom first-floor flat conveniently located within walking distance of Dunfermline City Centre and Dunfermline Train Station.

2

BEDROOMS

0

BATHROOMS

0

RECEPTION

ABOUT THE HOME

Two-bedroom first-floor flat conveniently located within walking distance of Dunfermline City Centre and Dunfermline Train Station.

KEY FEATURES

Excellent Location

Perfect opportunity for first time buyers

Open-Plan Living Room Kitchen

On-Street Parking

Gas Central Heating

Double Glazing

This two-bedroom first-floor flat would be ideal for first-time buyers, investors or professionals alike.

Accessed via stone steps to the rear, the property comprises an entrance vestibule and hallway with access to attic space. The bright open-plan lounge and kitchen provides a good-sized living space with ample room for comfortable seating and furniture, while the kitchen offers practical storage and workspace.

There are two well-proportioned bedrooms, comprising one generous double bedroom with ample space for bedroom furniture, along with a further single bedroom. The shower room is fitted with a modern shower cubicle, WC and wash hand basin.

The property further benefits from a shared garden, ample on-street parking, gas central heating and double glazing.

The property is well positioned for access to local amenities, bus routes and schools, with Dunfermline City Centre and Dunfermline Train Station both within a 10-minute walk. The Kingsgate Shopping Centre, Carnegie Leisure Centre and M90 motorway are also easily accessible.

Early viewing is recommended to fully appreciate the accommodation and convenient location on offer.

IN PICTURES



LIVING ROOM



KITCHEN



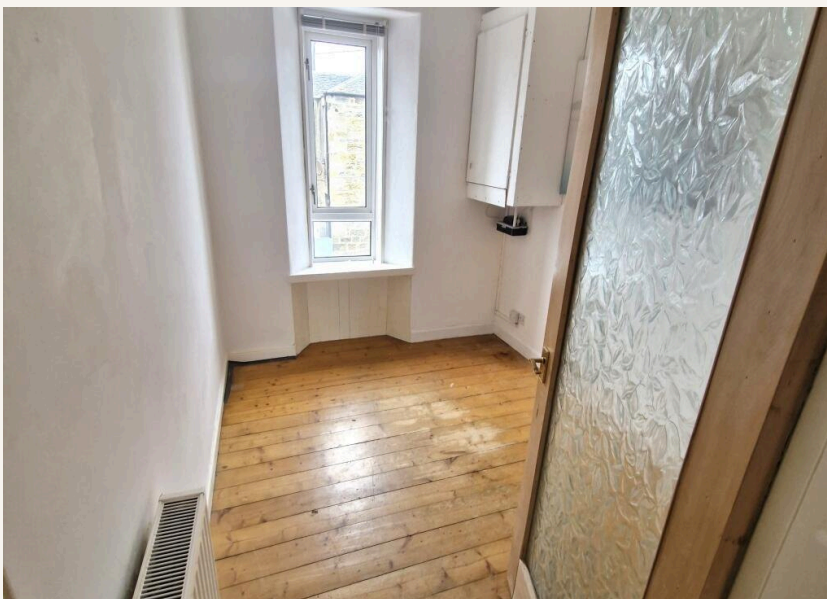
BEDROOM 1



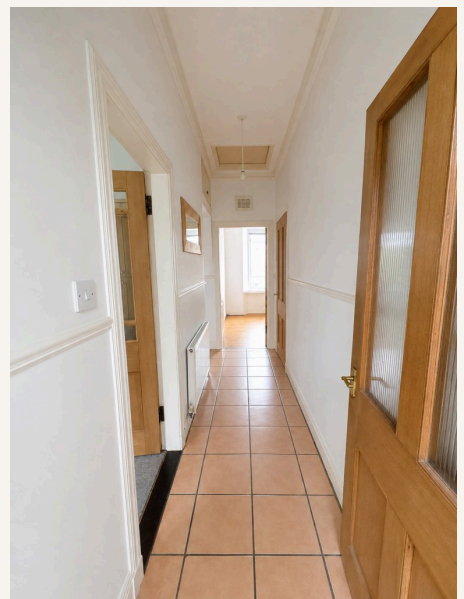
BEDROOM 1



BEDROOM 2



BEDROOM 2



HALLWAY



BATHROOM



EXTERNAL REAR



GARDEN

LAYOUT

Floorplan

A floorplan has not been supplied for this property. Please ask us for layout details.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Flat
Bedrooms	2
Bathrooms	0
Reception rooms	0
Entrance level	Not confirmed
Floors in building	0
Condition (as recorded)	Good
Year built	1901

OUTSIDE & ACCESS

Parking	On Street
Outside space	Not confirmed
Accessibility features	Not confirmed

SERVICES

Heating	Double Glazing, Gas Central
Electricity	Mains
Water	Mains
Sewerage	Mains
Broadband	Not confirmed

TENURE & COSTS

Tenure	Freehold
Council tax	Band B
Council tax exempt	No
Annual service charge	Not confirmed
Annual ground rent	Not confirmed
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	[Disclosure v1: No]
Rights of way	[Disclosure v1: No]
Required access	[Disclosure v1: No]
Flooded in last five years	No
Sources of flooding	Not confirmed
Flood defences	Not confirmed



ARRANGE A VIEWING

4a, Millhill Street

Offers over £100,000

TELEPHONE

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ONLINE

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