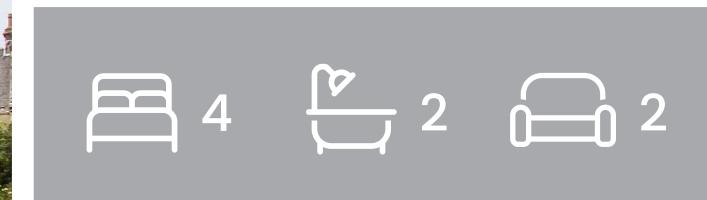




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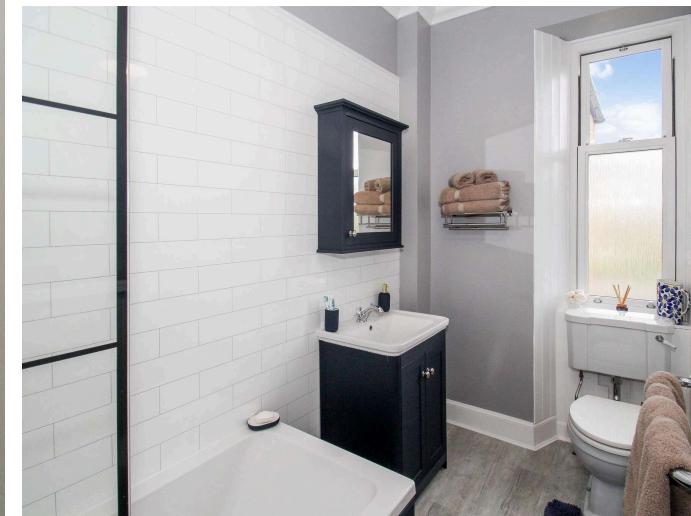


53 Cameron Street, Dunfermline, KY12 8DP

Offers Over £315,000

A truly stunning main door double upper flat (cira 1900) with most impressive accommodation over two floors and private walled gardens to rear (with garden office and summer house). The property also benefits from an improved internal layout, which includes a dining kitchen and utility room.

Accommodation comprises: internal staircase and reception hallway (with original stained glass windows), bay windowed lounge (with new marble fireplace and hearth, with modern electric thermostatically controlled fire), brand new luxury dining kitchen, large utility room, two double bedrooms, bathroom, upper landing (with feature full length sash and case window), two further double bedrooms and shower room.



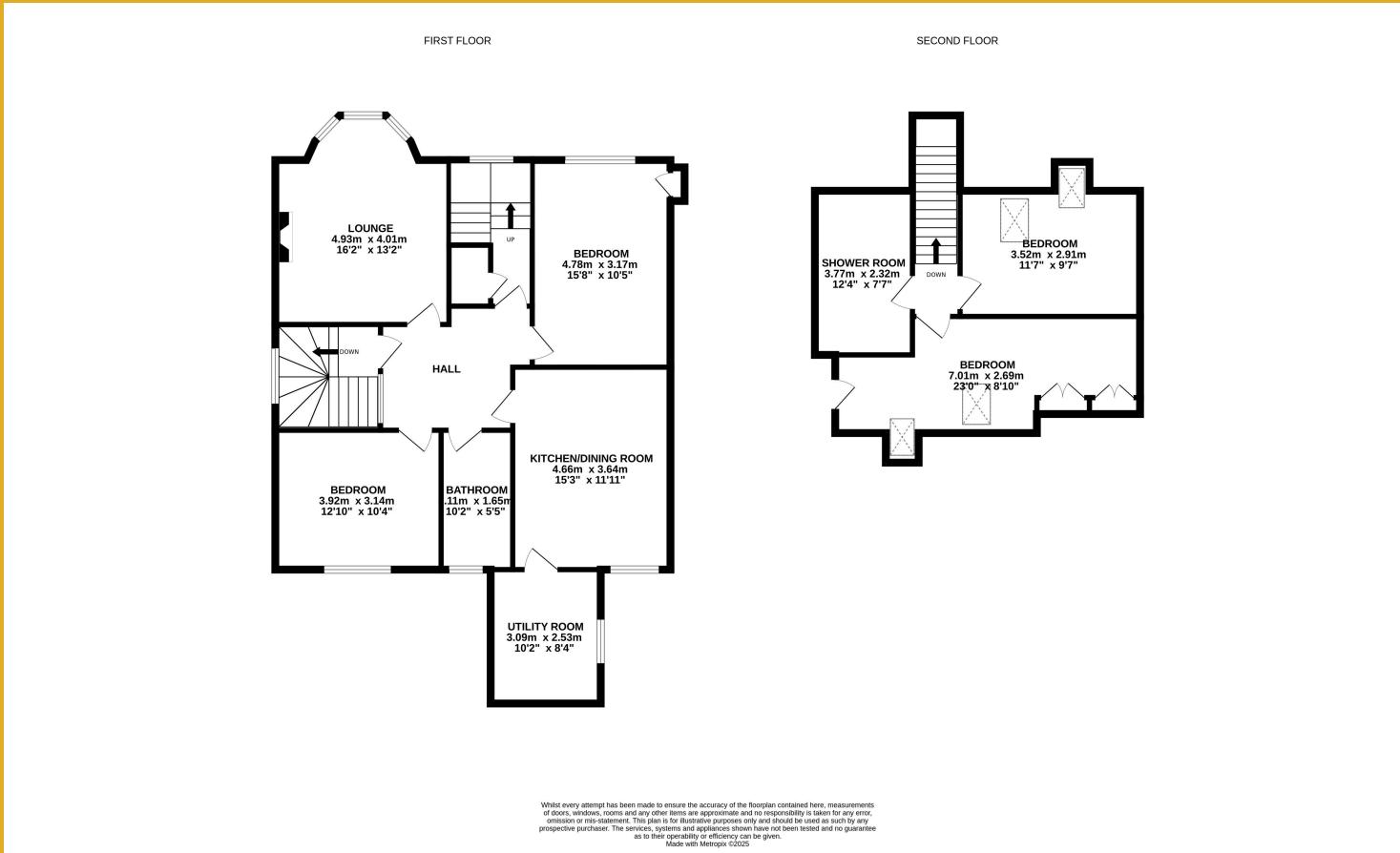


The dining kitchen boasts an integrated dishwasher, electric induction hob, double oven, NEFF extraction hood and breakfast bar.

Gas central heating (Worcester Bosch boiler approximately 1 years old with Google Nest controls) and double glazed windows are installed throughout, with some new sash and case windows. EPC rating: C. Floor area: 142 square metres approx.

The property enjoys many fine features which include deep skirting, decorative ceiling coving, beautifully restored original doors and impressive stained glass windows in the hallway and staircase. There is a flexible layout, excellent storage, stylish window shutter blinds, tasteful decor throughout, brand new deep pile wool carpets, high specification fixtures and fittings and pleasant outlooks to front and rear.





The property has private walled gardens to rear which feature a host of mature shrubs, two generous patios, flower beds, well manicured lawn, freshly painted summer house and garden office (with power and light). Drying facilities are provided.

Only a few minutes walk from Pittencrieff Park, Cameron Street is a desirable residential area located within half a mile of Dunfermline City Centre, bus station and approximately one mile from Dunfermline Railway Station. There are also good local amenities close by, including a well reputed primary school, grocery store, high street shopping and Tesco Superstore. The M90 Motorway for travel both north and south is only a short drive away. A regular bus service operates.



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An appointment to view can be made by contacting selling agents on 01383 721141.

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