

Morgans PROPERTY

80 Chalmers Street, Dunfermline, KY12 8DG

Fixed Price £199,995

3 1 2







- Ent Vestibule & Hallway
- Living Room Dining Room
- Kitchen Dining Room
- EPC Rating -
- Three Bedrooms
- Bathroom
- Driveway Garden
- Council Tax Band -











Welcome

A truly remarkable and rarely available period ground floor apartment offering over 1,300 square feet of character accommodation, further enhanced by a substantial 535-square-foot outbuilding. With many original features, period fireplaces and room proportions of extraordinary scale, 80 Chalmers Street is a home that will appeal to those seeking something truly special in the heart of Dunfermline. The internal has a 21-foot living room with a feature fireplace providing a room of grand proportions that perfectly encapsulates the character of this home. A separate dining room extending to almost 18 feet, also with its own fireplace, provides formal entertaining space. The kitchen and wetroom complete the core accommodation, with the principal bedroom further benefiting from its own fireplace — a delightful and characterful touch throughout. Two generous bedrooms — all of excellent proportions — are complemented by a versatile study or potential third bedroom, offering real flexibility for modern family life or home working. Externally the property is further enhanced by a substantial outbuilding of over 535 square feet — a space of remarkable versatility with huge potential as a home office, studio, workshop, or ancillary accommodation, subject to any necessary consents. There is a driveway for several vehicles providing off street parking and private garden to the rear.







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.



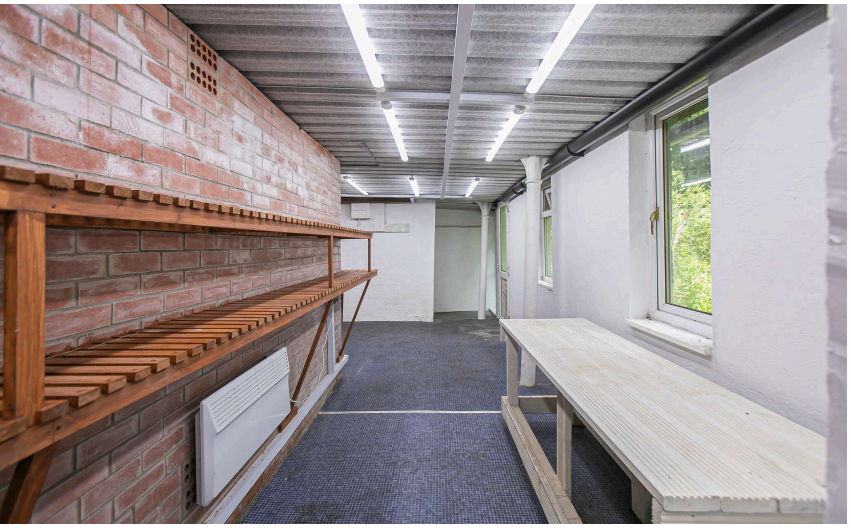






















Dunfermline

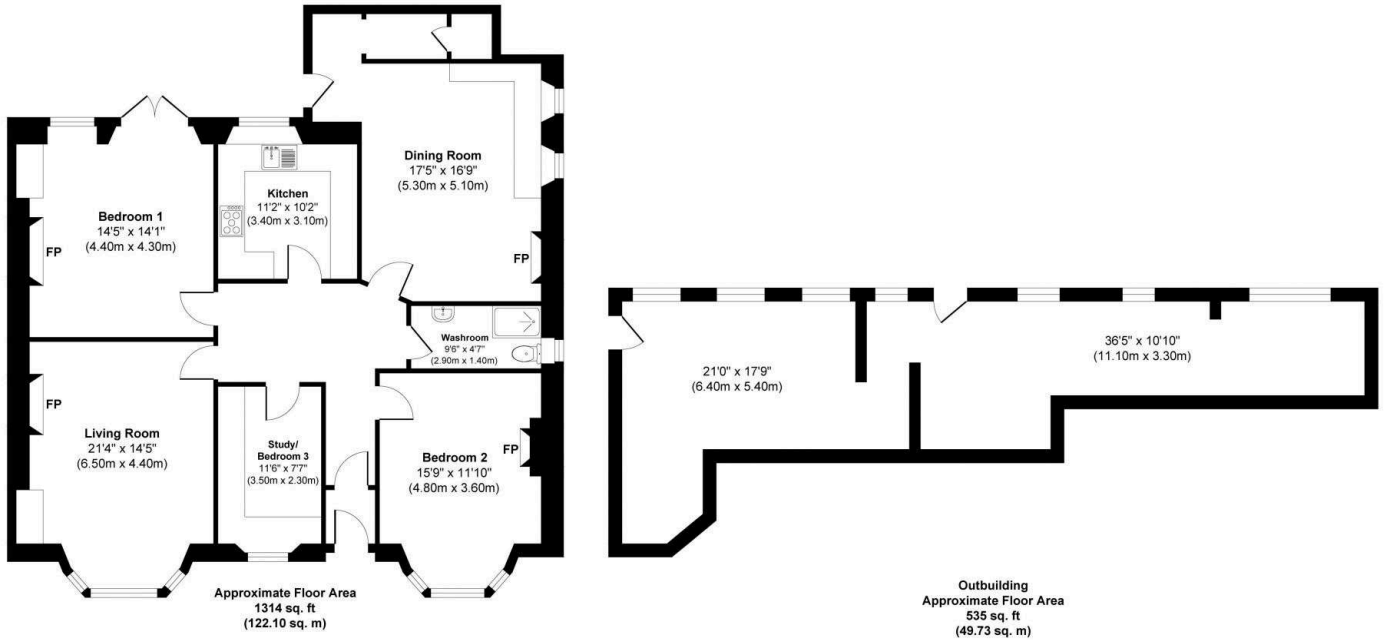
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



80 Chalmers Street, Dunfermline, KY12 8DF



Approx. Gross Internal Floor Area 1849 sq. ft / 171.83 sq. m

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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.