



41 Mill Street

, Dunfermline, KY12 9DQ

Offers Over £135,000



Located on Mill Street in the heart of Dunfermline, this quirky end-terraced villa is arranged over three levels and offers a rare opportunity for buyers seeking something with character and potential. The property features flexible living spaces including a lounge, dining room/third bedroom, bathroom, two further bedrooms upstairs and a self-contained lower-ground-floor public room/bedroom with toilet and sink. Although in need of upgrading throughout, the home provides excellent scope for renovation, multi-generational living, or creative reconfiguration. This is a unique project property in a convenient central location.

Dunfermline offers an ideal blend of heritage, green space and contemporary living. From the iconic Abbey to the expansive Pittencrieff Park, the city combines character with everyday convenience. Residents enjoy a wide range of amenities, including major supermarkets, leisure centres, gyms, cafés, restaurants and popular retail parks. Cultural highlights such as the Alhambra Theatre, Carnegie Hall and the Carnegie Library & Galleries add to the city's vibrant atmosphere. With two railway stations, frequent bus services and quick access to the M90, Dunfermline is perfectly placed for commuting. Families benefit from a strong choice of schools and nearby childcare options, while outdoor enthusiasts can explore woodland walks, golf courses and the Fife Coastal Path. Welcoming, well-connected and full of life, Dunfermline is a fantastic place to call home.

Viewing by appointment only.



Entry

Entry to the property is via uPVC main door into the entrance hallway. This provides access to the lounge, dining room/third bedroom, bathroom and kitchen. Stairs to upper landing.

Lounge 13'10" x 9'5" (4.24 x 2.88)

Front facing lounge which would benefit from cosmetic refurbishment but offers a solid base for a stylish main living area. Under stair cupboard with meters. Door to hall and also directly into kitchen.

Kitchen 13'5" x 10'2" (4.11 x 3.11)

The property has a kitchen in place with base and wall units but requires modernisation. However, this offers buyers a great space to design and install a layout that suits their own taste and needs. Window overlooking the rear and door into lounge and hallway.

Dining Room / Bedroom Three 13'9" x 9'9" (4.21 x 2.99)

A flexible room that can be used as a dining space or an additional bedroom depending on requirements. Ideal for buyers needing versatility. Updating the décor would transform this into a warm and functional room.

Bathroom

Located on the ground floor, the bathroom includes a traditional layout and offers clear potential for modernisation.

Upper Hallway

Provides access to both bedrooms. Window to the front of the property.

Bedroom 14'4" x 9'7" (4.37 x 2.94)

A bright upper-level bedroom with double window formation to the rear and space for a double bed and furniture. Loft hatch.

Bedroom 14'4" x 10'0" (4.37 x 3.07)

Another well-proportioned room suitable, facing the rear of the property. Ideal for a child's room, guest room or home office.

Gas Heating

The property has gas central heating to the house itself, not to the lower ground floor annex. We cannot guarantee any services are in working order.

Double Glazing

The property has double glazing to windows, some needing attention.

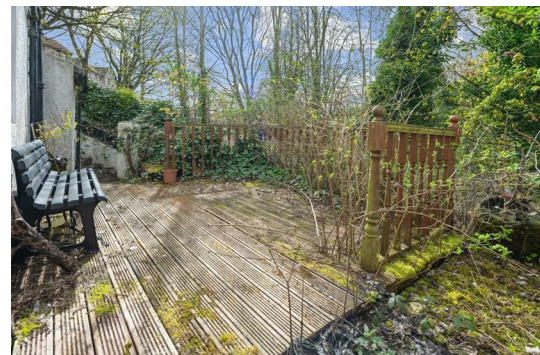
Lower Ground Level Accommodation 13'4" x 7'10" (4.08 x 2.4)

A standout feature of the property — this lower-ground-floor room offers independent access and could serve as a bedroom, studio, workspace or private living area. Ideal for multi-generational living or a teenager's suite. Requires upgrading but offers excellent flexibility. Currently comprises of a bedroom/public room and a what was a shower room but currently has no shower, does have a toilet and wash hand basin though! Ideal for putting your own stamp on it!

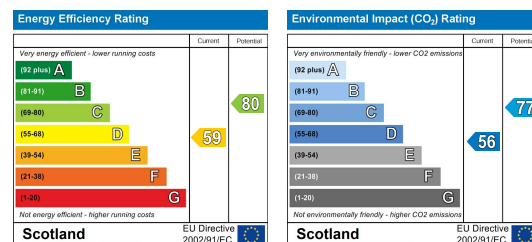
Garden

The property is onto the pavement at the front. The rear garden is arranged over two levels, providing scope for landscaping, seating areas or outdoor storage. With some attention, it could become an attractive and functional outdoor space. There is a small decked section, ideal for sunny days and a lower section which is overgrown and I could not access. Ideal peaceful backdrop onto wooded area.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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