



Morgans

PROPERTY

11 Park Place, Dunfermline, KY12 7QJ

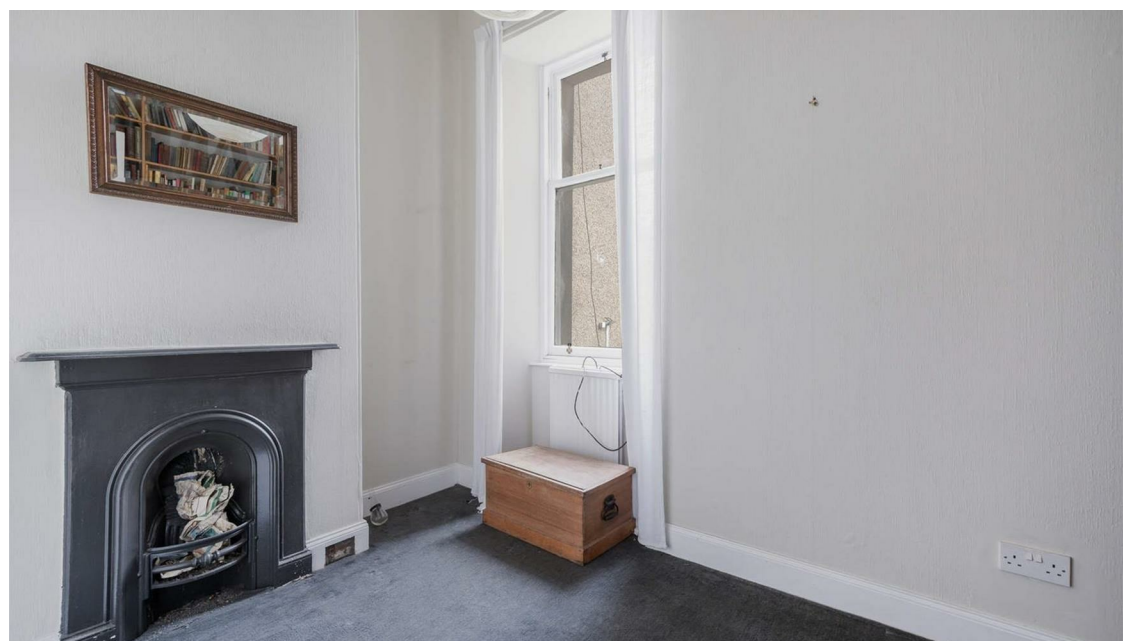
Offers Over £425,000







CLOSING DATE SET FRIDAY 2ND SEPTEMBER @ 12 NOON. Morgans are delighted to present to the market the opportunity to acquire this superb traditional semi detached villa circa 1909, situated within one of Dunfermline's most sought after locations. A substantial period dwelling house spread over three levels and set within private gardens makes an ideal family home retaining many period features with traditional fireplaces, original cornicing and stained glass. This highly desirable property is a short walk to the train station and is superb for any commuter to Edinburgh and the central belt, good catchment for local schools and all local amenities The property overlooks the public park. The accommodation briefly comprises entrance vestibule, reception hall, lounge, dining room, study, breakfasting kitchen with rear hall leading to shower room. On the first floor three double bedrooms, office and bathroom. On the top floor there are a further two double bedrooms. Good storage throughout. The property is double glazed with gas central heating.



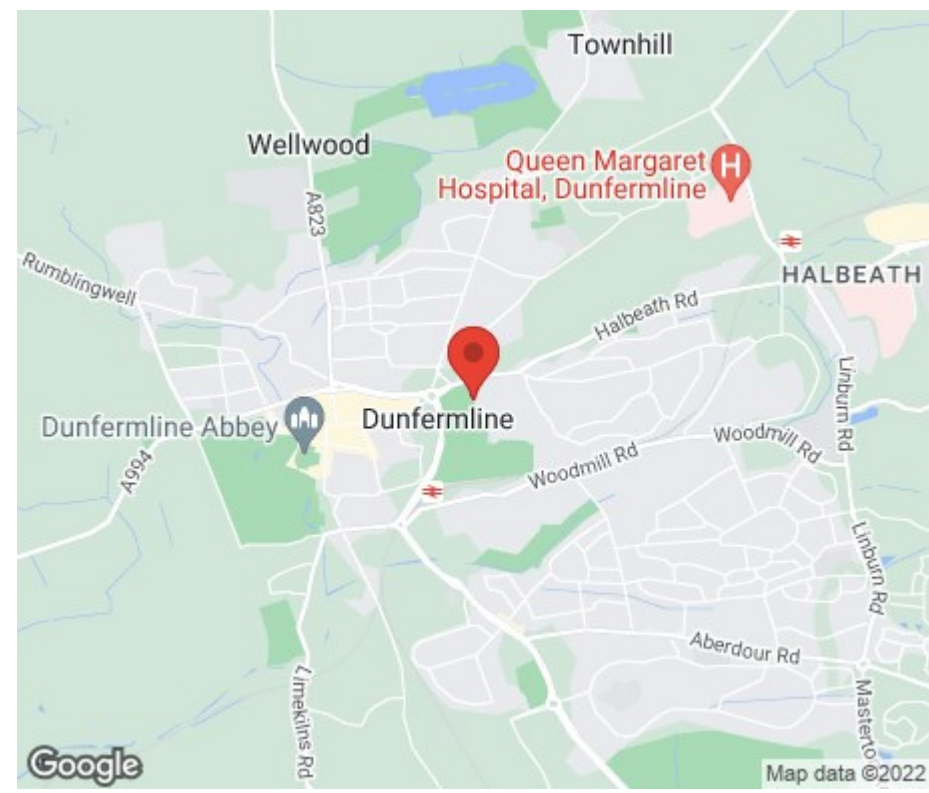


EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

AGENTS NOTE

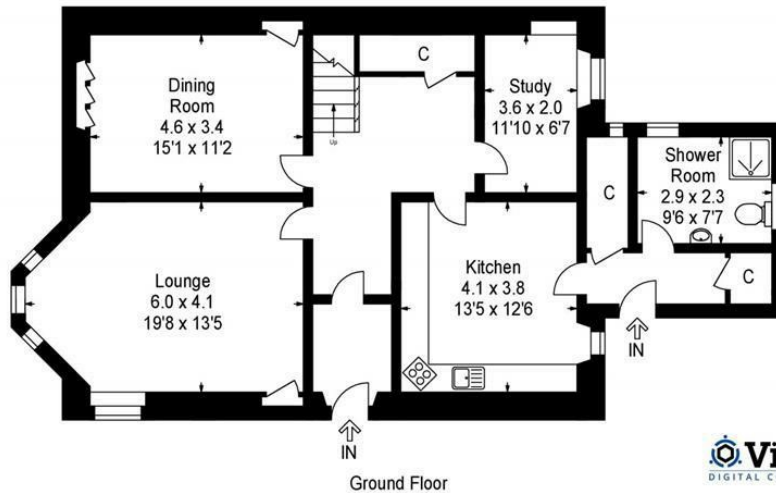
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.



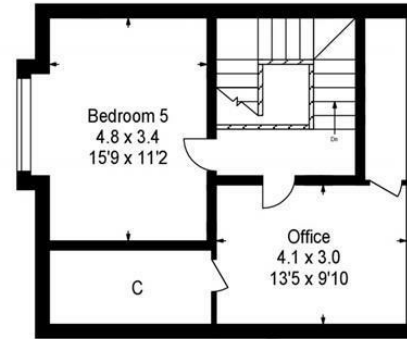




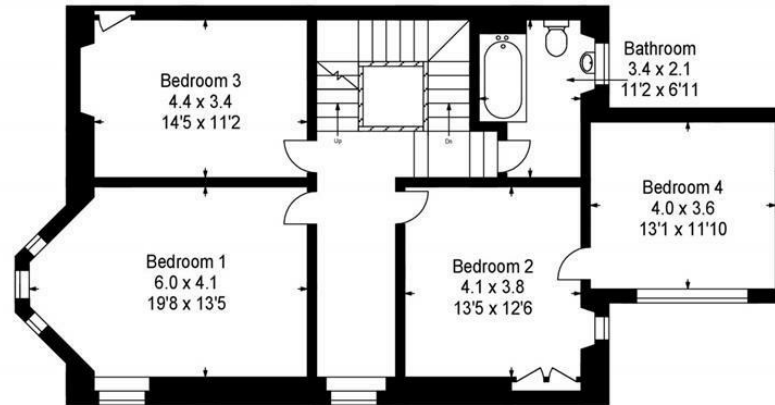




Ground Floor



Second Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.