



**Morgans**

PROPERTY

87 Arthur Street, Dunfermline, KY12 0JJ

Fixed Price £237,500







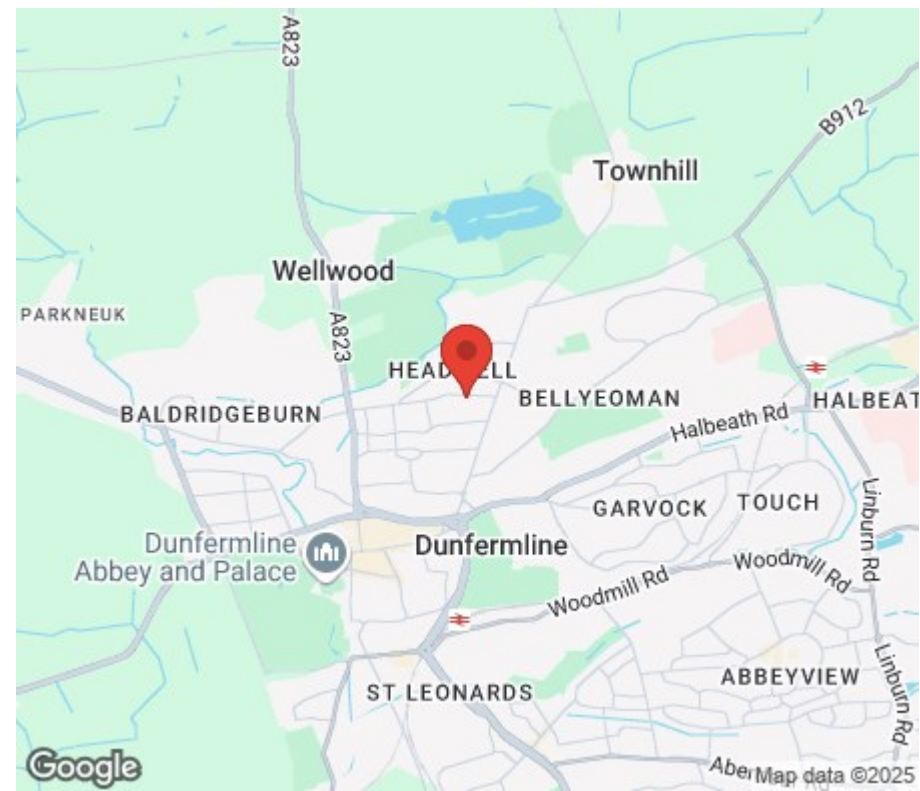




We are delighted to bring to the market the opportunity to acquire this deceptively spacious and charming semi detached bungalow situated in one of Dunfermline's sought after locations close to all local amenities and within walking distance of the city centre. The subjects are well presented and briefly comprise entrance vestibule, reception hall, lounge, breakfasting kitchen leading utility room and rear door to gardens with steps down. There are two double bedrooms with bathroom. Access to attic. The property benefits from a basement room and good storage, would be ideal as an office. There are attractive and good sized mature gardens which are well maintained they provide a child and pet safe environment. The shared driveway gives access for off street parking. Ample visitors parking. The property is double glazed with gas central heating and early entry is available.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## 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.



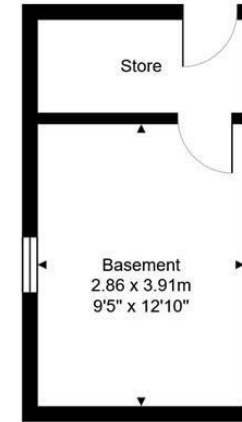
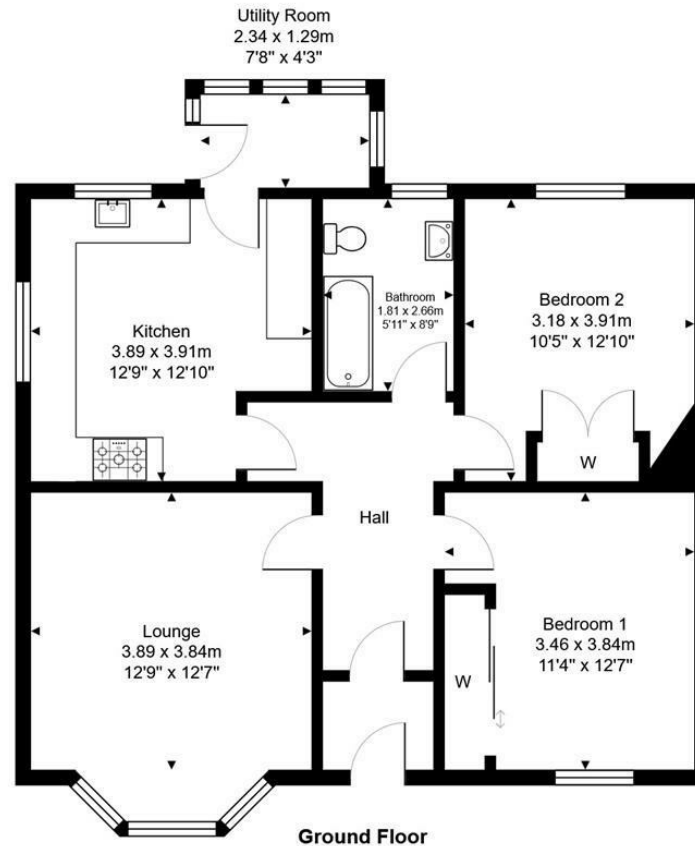




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Total Area: 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Basement

Morgans

PROPERTY

SOLICITORS | PROPERTY

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PROTECTED

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.