



Morgans

PROPERTY

118 Pilmuir Street, Dunfermline, KY12 0PL

Offers Over £325,000







****CLOSING DATE FRIDAY 05 APRIL 2024 @ 12 NOON**** Rarely available is this substantial Victorian villa situated in one of Dunfermline's main thoroughfares. A short walk takes you to the local high school and primary schools together with Carnegie Retail Park and the city centre with all amenities at your fingertips. This family home is set amidst lovely gardens which are well established with mature trees, plants and shrubs surrounding which provide an idyllic haven. The generous outdoor space, which is fully enclosed, provides a child and pet safe environment. There is a private driveway with wrought iron gates giving access for several vehicles leading to detached double garage with electric door and separate outbuilding. The property requires upgrading yet retains some stunning original features, namely cornicing/ceiling rose, architraves, stained glass windows and original fireplaces. It should be noted that the roof has been replaced in recent years. The accommodation briefly comprises entrance vestibule, reception hallway, formal lounge with bay window, double bedroom with separate wet room, dining room, and kitchen leading through to garage. On the upper level there are three further double bedrooms and spacious family bathroom. Good storage throughout and access to attic. The property is mainly double-glazed with gas central heating. There is also a security alarm.





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

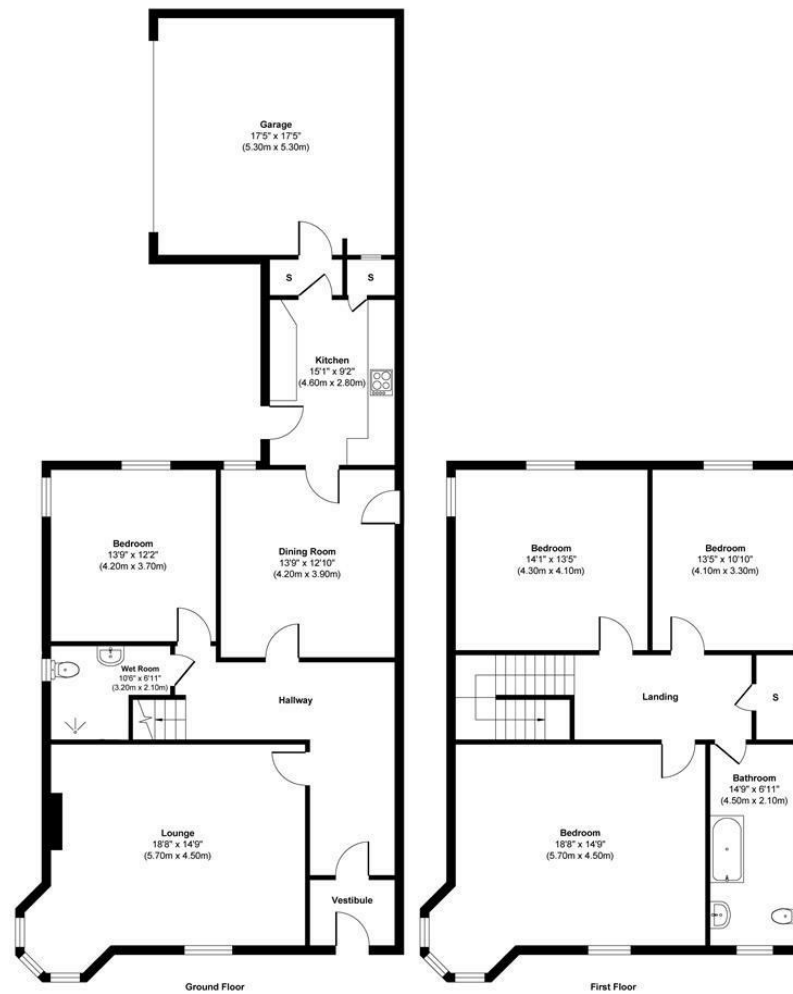
All floor coverings, integrated appliances and light fittings. This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will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

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.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.