



Morgans

PROPERTY

4 Dick Street, Dunfermline, KY12 0AG

Offers Over £295,000



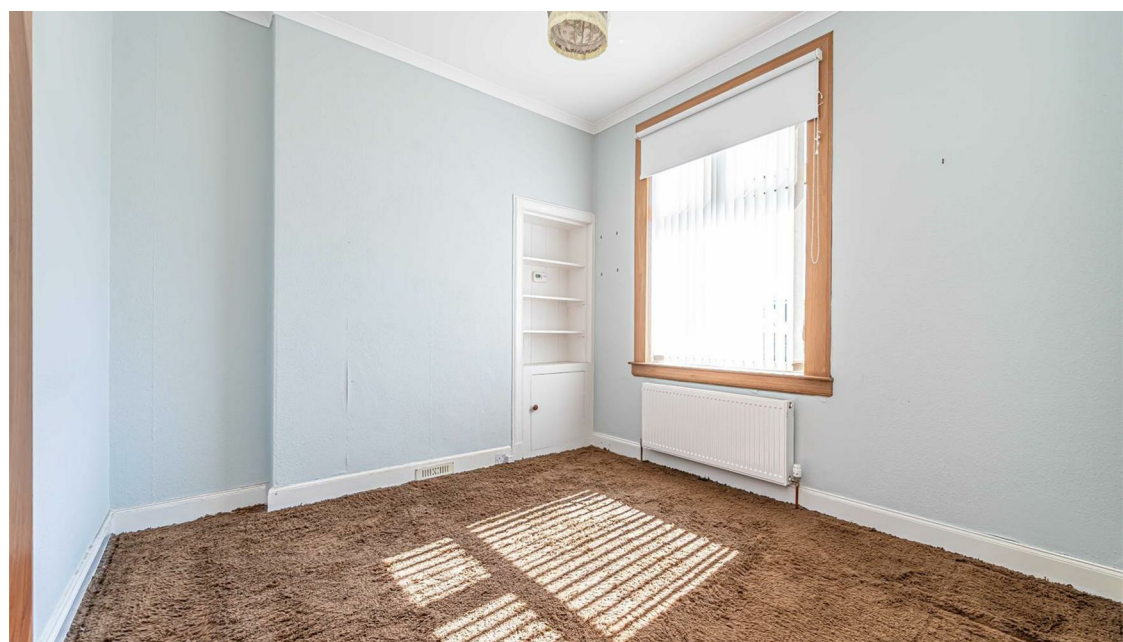








**SOLD AS SEEN.** Quietly positioned in one of Dunfermline's sought after locations is this substantial extended semi detached villa circa 1928, this would be an excellent family home with all local amenities and schooling nearby. The property requires upgrading. There is generous outdoor space, a large patio and enclosed mature gardens providing a child and pet safe environment, an idyllic haven, the grounds are mainly laid to lawn with established plants and trees. The front garden is easy to maintain with driveway leading to single garage. The accommodation briefly comprises entrance vestibule with original tiled floor leading through to hallway, spacious lounge, separate dining room, kitchen with sun room, two double bedrooms, one with wet room facilities. On the upper level there are three further bedrooms and shower room. The subject are double glazed with gas central heating. Early entry available.







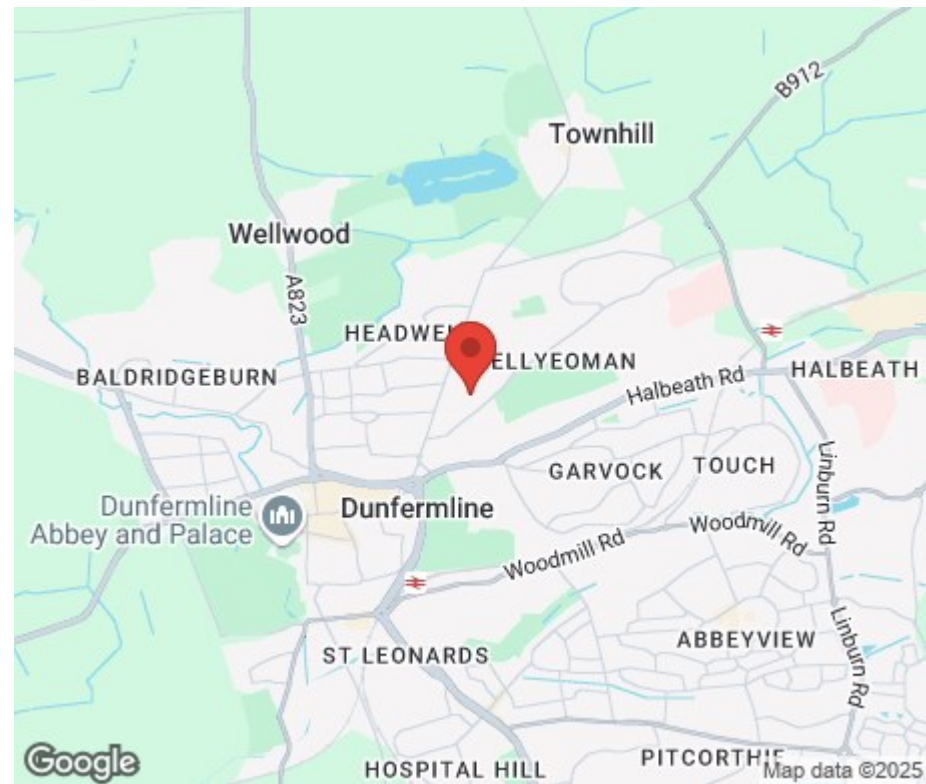
# LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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

This property is being sold as seen 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 or white goods. Please note however that a boiler service was carried out on 8th May 2025 and paperwork can be provided. Please note the gas fire does not work. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.

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.







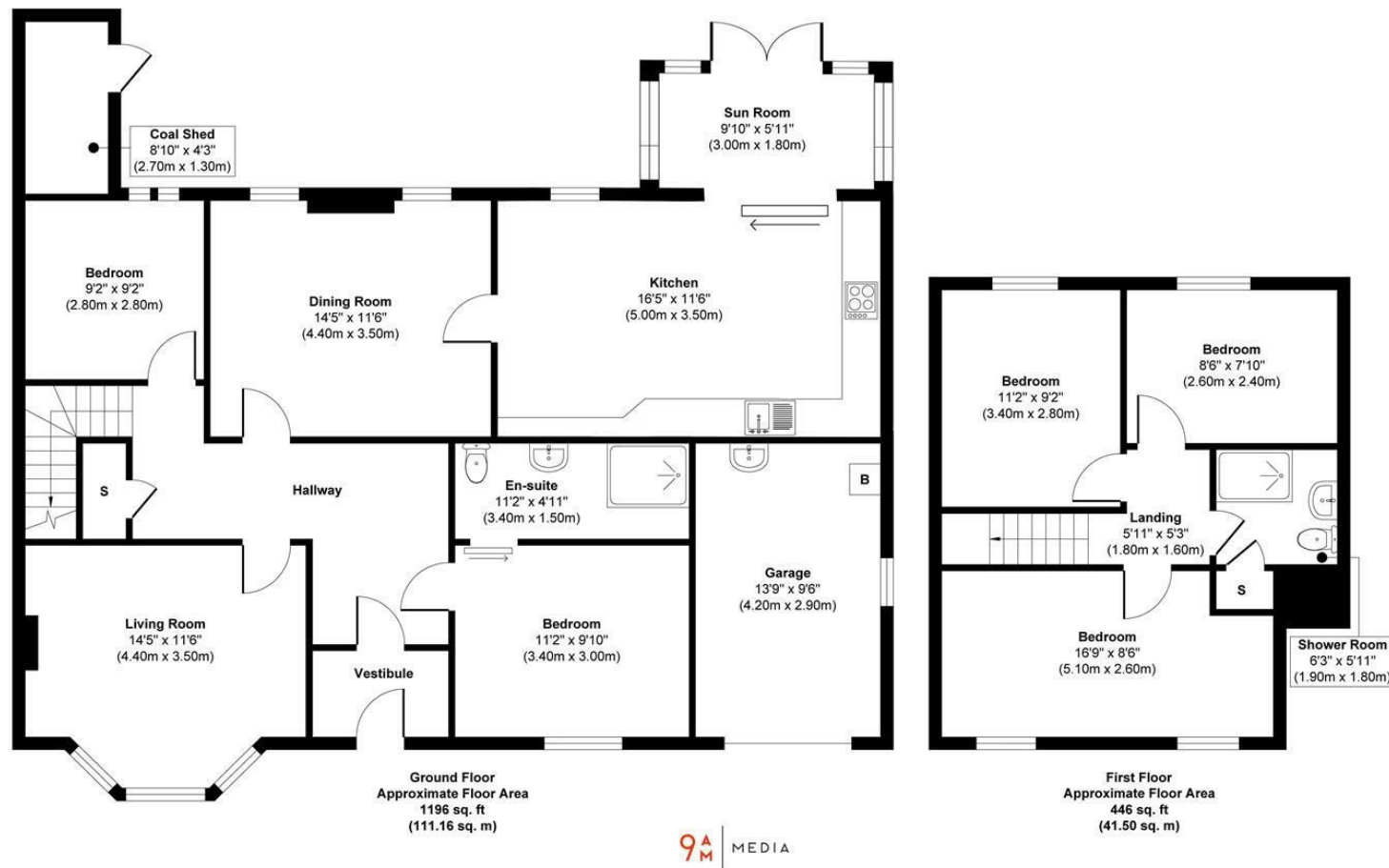












**Approx. Gross Internal Floor Area 1642 sq. ft / 152.66 sq. m**

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



**SOLICITORS | PROPERTY**

**33 East Port, Dunfermline, Fife, KY12 7JE**

**Tel: 01383 620222 Fax: 01383 621213**

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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.