



31 Arthur Street
Dunfermline, Fife
KY12 0PR



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Property Summary

Benefiting from a private garden and driveway, this two-bedroom lower villa is conveniently situated within walking distance of Dunfermline's central amenities, including rail connections to Edinburgh that take less than an hour. Now requiring some cosmetic updating, the property presents an attractive opportunity to design a personalised home in a popular location. It will appeal to a range of buyers, from professionals and young families to downsizers and investors.

The villa is entered to the side of the property. Welcoming you inside is a bright central hall incorporating useful storage.



Features

- Lower villa in well-connected Dunfermline
- Internal opportunities for personalisation
- Entrance hall with storage
- Bright living room with living-flame fire
- Tasteful modern kitchen with a sunny aspect
- Two double bedrooms with storage
- Practical wet room
- Communal rear garden and private garden area with two sheds
- Private driveway, plus unrestricted on-street parking
- Gas central heating and double glazing



Bright living room with living-flame fire & a modern kitchen with a sunny aspect

Immediately on your right is a squarely proportioned living room, promising good flexible space for comfortable seating. It is a well-lit area centred around a living-flame fire with an elegant timber surround. Directly opposite the living room is a modern kitchen with a sunny garden aspect. It comes tastefully appointed with a good selection of wood-toned cabinets and counter space framed by subtle chequered tilework. Neatly integrated appliances include a fridge freezer, a double oven, and a gas hob, and additionally, there is an under-counter washing machine.







“Wood-toned cabinets and
counter space framed by
subtle chequered tilework”







The Bedrooms



The interior also boasts two spacious double bedrooms. One bedroom is brightly lit by double windows and features multiple storage cupboards, whilst the other has a fitted wardrobe, in addition to a sunny garden-facing position.



Practical & modern wet room

Finally, a bright, modern wet room completes the home. It includes a WC suite and an easy-access shower area, offset by practical aqua-panelling. Double-glazed windows and gas central heating keep the property warm and efficient.





Gardens & parking

To the south-facing rear of the property, there is a lawned communal garden and a private garden area with two sheds. To the front, there is a driveway providing handy private parking, plus unrestricted roadside parking for additional vehicles.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

Please note, no warranties or guarantees shall be provided in relation to any of the systems, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

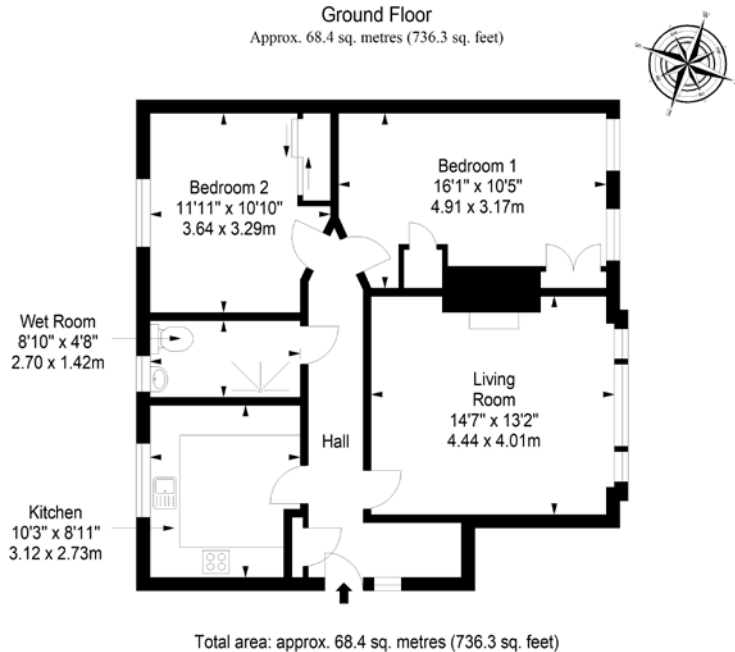


Dunfermline, Fife

Dunfermline is a city and former Royal Burgh in Fife. It is of considerable historic significance with venues such as the Royal Palace and 12th-century Dunfermline Abbey, which is the final resting place of Robert the Bruce. Alongside its rich heritage, Dunfermline boasts the outstanding facilities associated with a modern city, including a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars, plus many social and leisure facilities. The city also boasts two theatres – Alhambra Theatre and Carnegie Hall – both of which host a varied programme of live music, theatre and events. Nearby, Fife Leisure Park hosts a 10-screen multiplex cinema, bowling and indoor golf, a Bannatyne Health Club with a gym and spa, a garden world and a good selection of restaurants. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the city. Schooling is catered for from nursery to secondary level, and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital.



Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £110,000



Watermans

Price & Viewings

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