

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

**3 Priory House, Edgar Street
Dunfermline**
Offers over £170,000

Unique opportunity to acquire this traditional Georgian townhouse forming part of a 'B' listed dwellinghouse dating back to 1835 and enjoying a town centre location.

Entrance hall, Lounge,
Modern breakfasting kitchen,
Master bedroom (en-suite),
3 Further bedrooms,
Family bathroom, Downstairs WC.
Gas central heating. Double glazing.
Pristine decor. Excellent potential
for letting. Well maintained.
Move in condition. Rarely available
property type. EPC - C



LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegies 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. Dunfermline is located approximately five miles from the Forth Road Bridge 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 ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY

Unique opportunity to acquire this traditional Georgian property forming part of a "B" listed dwellinghouse dating back to 1835. Priory House is grade B listed by Historic Scotland for its architectural and historic merit. It is approximately a 5 minute walk of the city centre and railway station. The property provides ideal couple or family accommodation ranged over three levels comprising entrance hall, lounge, breakfasting kitchen, 4 bedrooms (one with en-suite), a downstairs WC and family

bathroom. There are many attractive features within including sash and case style double glazed windows and gas central heating. The property also boasts an allocated parking space together with visitors parking. There is excellent potential for letting and potentially HMO subject to consents.

Internal viewing highly recommended.

ENTRANCE HALL

LOUNGE (11'4" x 11'4") – (3.47m x 3.47m) Side

BREAKFASTING KITCHEN (11'8" x 8'5") - (3.56m x 2.57m) Front

TOP LANDING

BEDROOM 3 (11'7" x 11'2") – (3.55m x 3.41m) Front & Side – with a double built in wardrobe

BEDROOM 4 (11'9" x 9'1") – (3.59m x 2.79m) Side –

BATHROOM (9'1" x 4'4") – (2.78m x 1.34m) Front

BASEMENT LEVEL

MASTER BEDROOM (11'4" x 10'2") – (3.46m x 3.11m) Side – with double built in wardrobes

EN-SUITE (4'6" x 3'11") – (1.38m x 1.21m) Mid

BEDROOM 2 (9'5" x 8'3") – (2.89m x 2.54) Side – with two double built in wardrobes.

WC (4'11" x 3'8") – (1.52m x 1.14m) Mid

HEATING

The subjects enjoy full gas central heating.

GLAZING

The property enjoys the benefit of comprehensive double glazing.

SERVICES

The subjects are served by mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

Entry will be by mutual arrangement.

EXTRAS

All fitted carpets and blinds are included in the sale price.

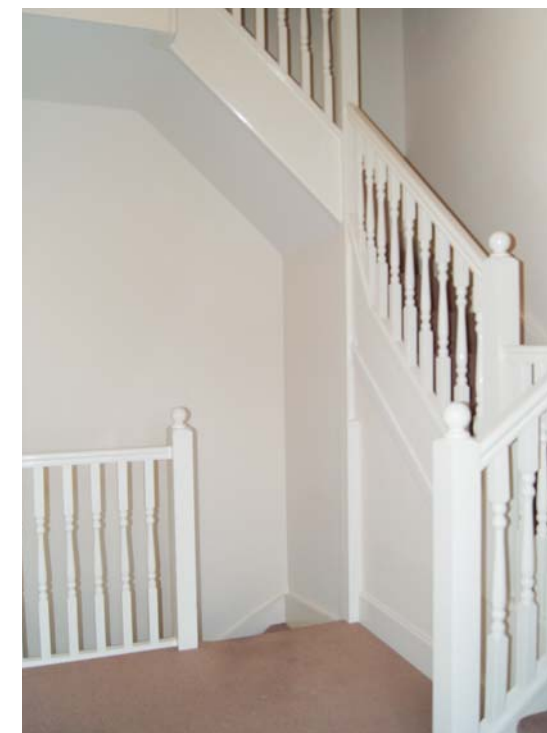
VIEWING

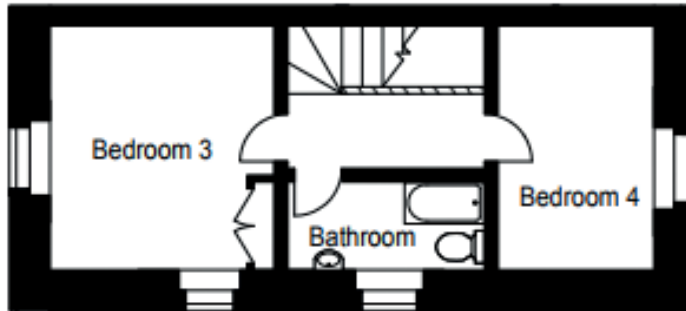
Contact Ross & Connel on 01383 721156 or ESPC Saturday and Sunday 01383 605000

HOME REPORT

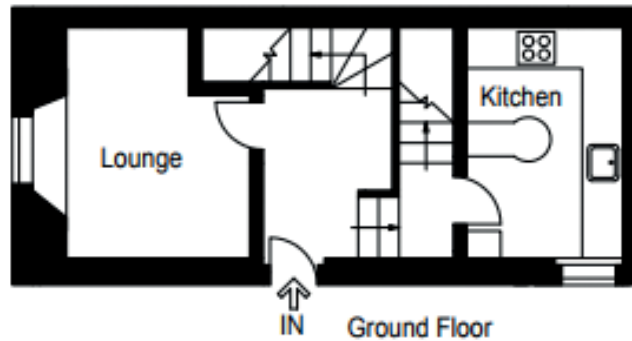
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

Requests should be made through Ross & Connel

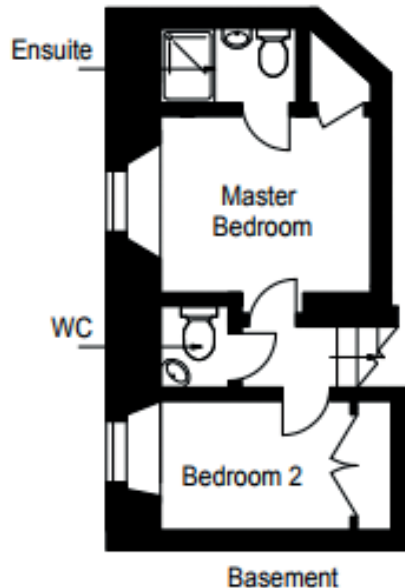




First Floor



Ground Floor



Basement

**3 Priory House
Edgar Street
Dunfermline**

Contact Ross & Connel on
01383 721156

VIEWING

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Saturday and Sunday 01383 605000

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling 01383
721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact Alan
Dear at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF
PROPERTIES FOR SALE

www.rossconnel.co.uk

Interested parties are advised to have their interest noted to
Ross & Connel by their appointed solicitor in order that they
may be advised of any closing date that may be set. These
particulars are believed to be correct but their accuracy is
not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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