



9 Hillview Court, Halbeath
Dunfermline, KY12 0WP

Offers over £360,000

9 Hillview Court, Halbeath

A well proportioned modern detached villa (Bryant Homes) in quiet cul-de-sac setting on the outskirts of Dunfermline.

Accommodation comprises: large reception hallway (with impressive staircase to upper floor), bay windowed lounge, fitted dining kitchen/family room, utility room, downstairs WC/cloaks, dining room /bedroom five, spacious upper landing, four 4 bedrooms, two en-suites and large family bathroom.

Electric heating and double glazed windows are installed throughout, with good storage and flexible layout.





Accommodation and room sizes

Entrance hallway

Lounge

4.77m x 5.37m (15'7 x 17'7)

Dining Kitchen

4.49m x 5.99m (14'8 x 19'8)

Utility Room

2.30m x 2.60m (7'6 x 6'7)

Dining room/bedroom 5-

3.86m x 3.79m (12'8 x 12'5)

WC/cloaks

2.20m x 0.9m (6'8 x 3'0)

Upper landing

Master Bedroom

4.01m x 3.86m (13'2 x 12'8)

Master bedroom en-suite

2.40m x 1.50m (7'10 x 4'11)

Bedroom

2 - 3.58m x 3.10m (11'9 x 10'2)

En-suite 2-

2.00m x 1.70m (6'7 x 5'7)

Bedroom 3 -

3.10m x 3.16m (10'2 x 10'4)

Bedroom 4 -

3.25m x 2.27m (10'8 x 7'5)

Bathroom

3.00m x 1.70m (9'10 x 5'7)

SPACE FOR FLOOR PLAN BELOW

9 Hillview Court, Halbeath

The property boasts generous mature garden grounds which boasts a host of flower beds, shrubs, trees, vegetable patch, greenhouse, pathways, south facing aspect and it's very own well established grape vine! The large monobloc driveway and double garage provide ample off street parking for several vehicles.

Hillview Court is located within the small hamlet of Halbeath, on the outskirts of Dunfermline. There is a regular bus service close by connecting the area to Dunfermline where there is a wider range of facilities and amenities. The property is located within easy reach of Carnegie College, Fife Leisure Park, 24 hour Asda Superstore and quick and easy access to the M90 Motorway/Forth Road Bridges. Dunfermline City Centre is approximately 2.5 miles away.

Viewing; An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk