



12 Ritchie Avenue
Dunfermline, KY12 9FN

Offers over £183,000

A modern end terraced villa forming part of new Persimmon development, close to city centre and excellent local amenities.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, WC/cloaks, upper landing, three bedrooms, en-suite and bathroom.

Gas central heating and double glazed windows are installed with good storage throughout.

Entrance hallway

Lounge:- 4.65m x 3.65m (15'3 x 12'0)

Dining kitchen:- 4.68m x 2.97m (15'4 x 9'9)

WC/cloaks :- 1.44m x 1.39m (4'9 x 4'7)

Upper landing

Bedroom 1:- 3.34m x 3.01m (11'0 x 9'10)

En-suite:- 2.34m x 2.05m (7'8 x 6'9)

Bedroom 2:- 3.24m x 2.86m (10'8 x 9'4)

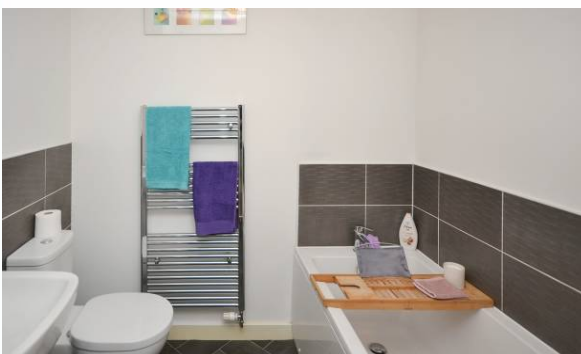
Bedroom 3:- 2.64m x 2.16m (8'8 x 7'1)

Bathroom:- 2.85m x 2.11m (9'4 x 6'11)

The property has an enclosed garden to rear which features Astro Turf for ease of maintenance. There are drying facilities, patio area and the driveway to front provides ample off street parking for several vehicles.

Ritchie Avenue forms part of the modern Persimmon Homes development within the Milesmark District of Dunfermline. There is easy access to the M90 motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile 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.

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