



**Stevenson Marshall**  
Property & Law

11 Transy Place  
Dunfermline, KY12 7QN

Offers over £330,000

## 11 Transy Place, Dunfermline

A well proportioned main door lower villa in most desirable residential area located within walking of railway station, public parks and city centre.

There is an excellent internal layout with accommodation all on one level, which includes entrance vestibule, spacious reception hallway, bay windowed lounge to front (with shutter blinds and period fireplace), sitting room (with log burning stove), breakfasting kitchen, utility room, three bedrooms and wet room (with roll top bath and shower).

Gas central heating is installed with double glazed windows, flexible layout and many period features, including high ceilings, display shelving and deep skirting throughout.





## Room sizes and accommodation

Entrance vestibule

1.70m x 1.68m (5'6 x 5'6)

Reception hallway

8.43m x 1.73m (27'8 x 5'8)

Lounge

5.76m x 4.42m (18'10 x 14'6)

Sitting room

4.24m x 3.79m (13'11 x 12'5)

Breakfasting kitchen

5.13m x 4.50m (16'10 x 14'9)

Utility room

Bedroom 1

4.77m x 3.83m (15'8 x 12'7)

Bedroom 2

3.55m x 3.71m (11'7 x 12'2)

Bedroom 3

4.42m x 4.30m (14'6 x 14'2)

Bathroom

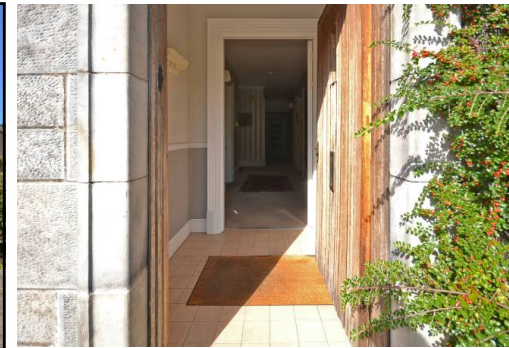
2.81m x 1.98m (9'3 x 6'6)

## 11 Transy Place, Dunfermline

The property boasts a single garage to side and enclosed south-facing garden to front, which features numerous mature shrubs, flower beds and central path to entrance door.

Transy Place is a long established and highly sought-after residential area enjoying an attractive and convenient setting within walking distance of railway station, Dunfermline City Centre, public parks and Carnegie Hall. For the commuter, easy access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine Bridge and Queensferry Crossing.

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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