



24 Lambert Drive
Dunfermline, KY12 7UQ

Offers over £250,000

24 Lambert Drive, Dunfermline

A well proportioned detached villa with flexible layout and neat mature gardens to front and rear.

Accommodation comprises: entrance hallway, lounge/dining area, sun room, downstairs bedroom/sitting room, breakfasting kitchen (with solid timber worktops), utility room, bathroom, upper landing and two double bedrooms.

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

Entrance hallway

Lounge/dining 6.05m x 4.17m (19'10 x 13'8)

Sun room 2.70m x 1.94m (8'10 x 6'4)

Breakfasting Kitchen 3.94m x 2.04m (13'0 x 6'9)

Utility room 3.01m x 1.70m (9'11 x 5'7)

Downstairs bedroom/sitting room 3.43m x 3.07m (11'3 x 10'1)

Bathroom 2.43m x 1.99m (7'11 x 6'6)

Upper landing

Bedroom 1 4.43m x 3.51m (14'6)

Bedroom 2 4.30m x 3.53m (14'2 x 11'7)

The property benefits from neat garden grounds to front and enclosed gardens to rear, which feature a host of flower beds, shrubs, patio area, drying facilities and timber garden shed. A driveway and garage to front provide ample off street parking for several vehicles.

Quietly situated, Lambert Drive forms part of the much sought-after Garvock district of Dunfermline, which is located within walking distance of railway station, city centre, well reputed primary and secondary schools and excellent local amenities. A regular bus service operates and there is easy access to the M90 motorway for travel both north and south.

Viewing: An appointment to view can be arranged 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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