



**Stevenson Marshall**  
Property & Law

44 Eden Road  
Dunfermline, KY11 4RU

Offers over £120,000

## 44 Eden Road, Dunfermline

A well proportioned end terraced villa with ample off street parking and large garden grounds.

There is a good internal layout which includes a reception hallway, lounge, breakfasting kitchen, rear vestibule, shower room, upper landing and three bedrooms.

Gas central heating and double glazed windows are installed and there is excellent storage throughout.

### Room sizes and accommodation

Entrance hallway

Lounge:- 4.30m x 3.80m (14'1 x 12'4)

Kitchen:-3.68m x 3.58m (12'7 x 11'7)

Shower room:- 2.15m x 2.01m (7'1 x 6'7)

Upper landing

Bedroom 1:- 4.11m x 3.17m (14'4 x 10'4)

Bedroom 2:- 3.48m x 2.30m (11'4 x 7'7)

Bedroom 3:- 3.24m x 2.45m (10'7 x 8'0)

The property benefits from generous garden ground to front and rear, which is mainly laid to lawn. Drying facilities are provided and a garage and driveway to side offer excellent off street parking.

Eden Road is located within walking distance of superb local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. An excellent bus service operates within the immediate vicinity and Dunfermline Railway Station is close by.

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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.