



**Stevenson Marshall**  
Property & Law

49 Norton Place  
Dunfermline, KY11 4RQ

Offers over £125,000

A bright and spacious mid terraced villa with neat south facing garden and private garage.

The property boasts an excellent internal layout which includes:- a reception hallway, box room, WC/cloaks, dining lounge, dining kitchen, utility room, porch, upper landing, three double bedrooms and modern shower room.

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

Entrance hallway

Box room:- 2.27m x 1.89m (7'5 x 6'3)

WC/cloaks:- 1.37m x 1.26m (4'6 x 4'1)

Lounge:- 5.71m x 3.47m (18'9 x 11'5)

Kitchen:- 3.81m x 2.96m (12'6 x 9'9)

Utility room:- 2.31m x 1.90m (7'7 x 6'3)

Porch:- 2.28m x 1.95m (7'6 X 6'5)

Upper landing

Bedroom 1:- 4.41m x 3.43m (14'6 X 11'3)

Bedroom 2:- 4.02m, x 2.93m (13'3 X 9'7)

Bedroom 3:- 3.96m x 3.21m (13'0 X 10'7)

Shower room:- 2.09m x 2.02m (6'10 X 6'8)

The property benefits from an enclosed south facing garden to rear, which includes a timber garden shed, drying facilities, trees, shrubs and flower beds. There is a private garage positioned only a few yards away from the property (middle garage with black door) and ample on street visitor parking to rear.

Norton Place forms part of a popular residential estate situated on the southern outskirts of Dunfermline, off Aberdour Road. Available within half a mile are well reputed primary and secondary schools, Tesco supermarket and Fife Leisure complex. For the commuter, the M90 Motorway (for travel both north and south) can be reached quickly and easily and Dunfermline Railway Station is approximately 1.5 miles away. There is a regular bus service and excellent local shops are available within the immediate vicinity.

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

**41 East Port, Dunfermline, Fife, KY12 7LG**  
**Telephone: 01383 - 721141 DX DF80 Dunfermline**  
**Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)**  
**[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)**

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