



Stevenson Marshall
Property & Law

72 Woodmill Crescent
Dunfermline, KY11 4AL

Offers over £115,000

72 Woodmill Crescent, Dunfermline

A bright and spacious semi detached villa in cul-de-sac setting with generous garden grounds to front and rear.

There is a flexible internal layout which includes a reception area, lounge, dining room, conservatory, kitchen (with spiral staircase to upper landing), three bedrooms and bathroom. Please note: the property has been altered with the removal of the original fixed staircase, replacing it with a timber spiral staircase in the kitchen. It is assumed that these alterations are of a historic nature (over 20 years old), although the suitability of the spiral staircase should be confirmed by an architectural technician or similar.

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

Kitchen: 4.46m x 3.73m (14'7 x 12'3)
Lounge: 5.43m x 3.31m (17'10 x 10'10)
Dining room: 3.61m x 2.91m (11'10 x 9'7)
Conservatory: 2.73m x 2.46m (9'0 x 8'1)
Kitchen: 4.46m x 3.73m (14'7 x 12'2)
Bedroom 1: 4.13m x 3.14m (13'7 x 10'4)
Bedroom 2: 3.49m x 2.79m (11'4 x 9'2)
Bedroom 3: 3.97m x 3.05m (13'0 x 10'0)
Bathroom: 1.99m x 1.96m (6'6 x 6'5)

The property boasts mature garden grounds which host a variety of flower beds, shrubs and trees. There is a generous lawn section, drying facilities and a west facing aspect to rear. A long driveway to side provides ample off street parking for several vehicles.

Woodmill Crescent is located off Woodmill Road, within walking distance of good local amenities and public parks. For the commuter, there is 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 within walking distance.

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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