



Stevenson Marshall
Property & Law

14B Kestrel Way
Dunfermline, KY11 8JR

Offers over £105,000

14B Kestrel Way, Dunfermline

A bright and spacious ground floor corner flat quietly situated off Linburn Road, close to excellent local amenities.

There is a good internal layout which includes a reception hallway, bay windowed dining lounge, breakfasting kitchen, double bedroom and bathroom.

Gas central heating and double glazed windows are installed. There is a flexible layout, security entry system, good storage and impressive window shutter blinds throughout.

Accommodation and room sizes

Entrance hallway

Lounge: 5.54m x 4.19m (18'2 x 13'9)

Kitchen: 4.32m x 2.32m (14'2 x 7'8)

Bedroom: 4.14m x 3.45m (13'7 x 11'4)

Shower room- 3.26m x 2.08m (10'8 x 6'10)

The property benefits from factored garden grounds which are mainly laid to lawn with ample resident parking bays.

Quietly situated, Kestrel Way forms part of a popular residential area located approximately two miles from Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Fife Leisure Complex available close by and both primary and secondary schools within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Queen Margaret Rail Halt is approximately one mile away.

An appointment to view can be made by contacting selling Agents on 01383 721141.

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.



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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