



Stevenson Marshall
Property & Law

24 Norton Place
Dunfermline, KY11 4RH

Offers over 110,000

24 Norton Place, Dunfermline

A bright and spacious mid terraced villa with private garden to rear.

The property boasts an excellent internal layout which includes: a reception hallway, lounge, breakfasting kitchen, upper landing, two double bedrooms and brand new shower room (with contemporary wet wall panels).

Gas central heating is installed with double glazed windows throughout. There is good storage and pleasant outlooks to rear.

Entrance hallway

Lounge: 4.53m x 3.91m (14'8 x 12'8)

Kitchen: 3.57m x 3.47m (11'7 x 11'3)

Upper landing

Bedroom 1: 3.50m x 3.28m (11'4 x 10'7)

Bedroom 2: 3.46m x 2.47m (11'3 x 8'10)

Bathroom: 2.40m x 2.26m (7'8 x 7'4)

The property benefits from an enclosed garden to rear, which is mainly chipped for ease of maintenance. There is a decked area and timber garden shed. Off street parking bays are available.

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.

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.

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
www.stevenson-marshall.co.uk

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.