



**Stevenson Marshall**  
Property & Law

9 Laburnum Road  
Dunfermline, KY11 8QU

Offers over £190,000



## 9 Laburnum Road,

A modern semi detached bungalow in much sought after Pitcorthie district of Dunfermline, close to excellent local amenities and motorway access.

There is a good internal layout which includes a large entrance porch/sun room, reception hallway, dining lounge, kitchen (with feature glass panel), two double bedrooms and modern shower room.

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

Porch:- 3.83m x 1.75m (12'6 x 5'9)  
Lounge:- 4.30m x 3.55m (14'2 x 14'11)  
Kitchen:- 3.30m x 1.78m (10'10 x 5'10)  
Bedroom 1:- 3.55m x 3.41m (11'8 x 11'2)  
Bedroom 2:- 2.89m x 2.54m (9'5 x 8'4)  
Shower room:- 2.80m x 1.92m (9'3 x 6'3)

The property benefits from neat private gardens to front and rear which are mainly paved for ease of maintenance. There is a long driveway and detached garage to side which provide ample off street parking for several vehicles.

Laburnum Road is located off Queensferry Road, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary and high schools. Regular bus services operate close by and there are good local amenities and easy access to the Forth Road Bridges and M90 Motorway for travel both north and south.

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.