



**Stevenson Marshall**  
Property & Law

**19 Strathenny Place**  
Leslie, KY6 3BP

**Offers over £60,000**

## 19 Strathenny Place, Leslie

A well proportioned mid terraced villa with enclosed gardens to front and rear. The property would benefit from cosmetic work and upgrading throughout.

Accommodation comprises: Entrance hallway, dining lounge, dining kitchen, upper landing, two bedrooms and bathroom.

Gas central heating and double glazed windows are installed and the property offers excellent storage.

Entrance hallway

Lounge:- 4.98m x 3.56m (16'4 x 11'8)

Kitchen:- 3.08m x 2.91m (10'1 x 9'7)

Bedroom 1:- 4.16m x 3.38m (13'8 x 11'1)

Bedroom 2:- 4.18m x 3.19m (13'8 x 10'5)

Bathroom:- 1.99m x 1.86m (6'6 x 6'1)

Leslie has local shops and services, whilst a wider range of amenities are available within a short driving distance in Kinross and Glenrothes. There is easy access to the M90 motorway for both travel both north and south. Excellent state schooling is available nearby, for which transport is provided, with private schooling being provided at Dollar Academy, and Kilgraston. There are mainline railway stations in Markinch (3 miles) and Kirkcaldy, with Edinburgh Airport approximately a forty minute drive to the south. Park and Ride facilities are available in Halbeath, Dunfermline for access to Edinburgh, Perth and beyond.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

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.