



**Stevenson Marshall**  
Property & Law

44 Rosethorn Wynd  
Dunfermline, KY12 7YN

Offers over £140,000

## 44 Rosethorn Wynd, Dunfermline

Quietly situated, an impressive 1st floor flat (Tulloch Homes) located within a peaceful woodland setting, close to city centre, public parks and railway station.

There is a good internal layout which includes a reception hallway, bay windowed dining lounge, modern breakfasting kitchen, two double bedrooms, en-suite and bathroom.

Gas central heating is installed with double glazed windows throughout and good storage. The property also boasts pleasant outlooks, modern security entry system, professionally maintained garden grounds and ample off street resident parking.

### Room sizes and accommodation

#### Entrance hallway

Lounge:- 5.33m x 4.57m (17'6 x 14'9)

Kitchen:- 3.71m x 2.37m (12'1 x 7'7)

Bedroom 1:- 3.36m x 3.12m (11'2 x 10'2)

En-suite 1.82m x 1.34m (5'11 x 4'5)

Bedroom 2:- 3.33m x 2.71m (10'9 X 8'8)

Bathroom:- 2.68m x 1.51m (8'9 X 4'11)

Rosethorn Wynd forms part of a small Tulloch Homes development, which enjoys a peaceful setting adjacent to Transy Woodland, with leafy pathways, extensive lawn, trees and shrubs. The property is within walking distance of railway station, city centre, public park, excellent local amenities and well reputed schools. A regular bus service operates close by (St Johns Drive) and there is easy access to the 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.