



Stevenson Marshall
Property & Law

4 Calais View
Dunfermline, KY11 4NR

Offers over £100,000

4 Calais View, Dunfermline

Quietly situated, a well proportioned mid terraced villa with private garden ground to front and rear.

There is a good internal layout which includes a reception hallway, full length lounge/dining, kitchen, upper landing, two double bedrooms and shower room.

Gas central heating is installed (boiler approximately 2 years old) and there are double glazed windows and good storage throughout.

Entrance hallway

Full length lounge/dining: 6.44m x 3.12m (21'1 x 10'3)

Kitchen: 2.92m x 2.72m (9'5 x 8'11)

Upper landing

Bedroom 1: 4.39m x 3.53m (14'4 x 11'7)

Bedroom 2: 3.74m x 3.01m (12'3 x 9'11)

Shower room: 2.47m x 1.90m (8'2 x 6'3)

The enclosed garden offers a south facing aspect to front and lawn section, timber garden shed and useful outbuilding to rear.

Calais View is located off Linburn Road, within walking distance of excellent local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. An excellent bus service operates within the immediate vicinity and Dunfermline Railway Station is approximately one mile away.

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.