

01383 721141  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)

**Stevenson Marshall**  
Property & Law



**31 Bennachie Way, Dunfermline, KY11 8JA**  
**Offers Around £225,000**

**Stevenson Marshall**  
Property & Law





A beautifully presented modern detached villa (Lenzie) boasting many features in quiet cul-de sac setting. Viewing is highly recommended!

**Accommodation comprises:** Entrance hallway, lounge (with bay window), dining room (with patio doors), breakfasting kitchen/family area, utility room, downstairs cloakroom/WC, upper landing, 4 bedrooms, two en-suites and bathroom. GCH. DG. Gardens. Driveway. Garage.

An appointment to view can be made by contacting the selling agents on 01383 721141 or the ESPC Saturday and Sunday on 01383 605000.

#### **Entrance hallway**

Provides access to lounge, kitchen, dining room and downstairs WC/cloaks.

#### **Lounge 3.84 m x 6.46 m (12'7 x 21'2) (approx)**

Public room with feature double glazed bay window, ceiling coving and timber fire surround (housing electric fire).

#### **Dining room 3.24 m x 2.61 m (10'7 x 8'6) (approx)**

Public room with double glazed patio doors to rear.

#### **Dining kitchen 5.81 m x 3.11 m (19'0 x 10'2) (approx)**

A luxury breakfasting kitchen with numerous storage units at eye and floor level with complementary work surfaces and stainless steel sink unit. The double oven, hob, extractor hood, integrated fridge/freezer and dishwasher are included in the sale price. There is a built in breakfasting bar, sitting area and French Doors lead directly onto the first stage of garden decking.

#### **Utility room**

With stainless steel sink unit, storage cupboards and external door. The fully integrated washing machine and tumber dryer are included in the sale price.

#### **Downstairs cloakroom/WC**

With wash hand basin and WC.



#### **Upper landing**

Provides access to 4 bedrooms, bathroom and attic space.

#### **Bedroom 1-3.57 m x 4.26 m (11'8 x 13'11) (approx)**

Double bedroom with double glazed bay window, mirrored wardrobes and access to en-suite.

#### **En-suite**

With wash hand basin, WC and modern step-in shower cubicle.

#### **Bedroom 2-4.09 m x 6.43 m (13'5 x 21'1) (approx)**

With twin wardrobes and feature full length Velux windows open to spacious walk on/seated balcony. Access to en-suite.

#### **En-suite**

With wash hand basin, WC and modern step-in double length shower cubicle.

#### **Bedroom 3-3.94 m x 3.58 m (12'11 x 11'9) (approx)**

Double bedroom with double glazed window and mirrored wardrobes.

#### **Bedroom 4-2.59 m x 2.63 m (8'6 x 8'7) (approx)**

Bedroom with double glazed window.

#### **Bathroom**

Four piece suite comprising wash hand basin, WC, bath and step-in shower cubicle. There is a storage cupboard and double glazed window.

#### **Parking**

The property boasts a spacious driveway to front, which provides ample off-street parking for up to 3 cars and an integrated garage provides additional off-street parking.

# 31 Bennachie Way, Dunfermline, KY11 8J A

## Offers Around £225,000

### Gardens

There is a well-manicured lawn to front and a hand crafted stone feature surrounding the base of the property and lounge bay window. The rear garden benefits from two separate layers of spacious decking and balustrades, linked with a hand crafted white stone path, which also surrounds all garden features. The matching garden furniture and timber garden shed are included in the sale price.

### Property Summary

A beautifully presented modern detached villa (Lenzie) boasting a superb internal layout over two levels, which includes an attractive bay windowed lounge to front, separate dining room to rear, a luxury breakfasting kitchen/with family area and 4 good-sized bedrooms, two en-suites and family bathroom upstairs. Gas central heating is installed complimented by double glazed windows, quality carpets, good storage and stylish decor throughout. There are neat enclosed garden grounds and ample off-street parking to front. Viewing is highly recommended to fully appreciate this immaculate property and its much sought after location.

### Location

Enjoying a quiet cul-de-sac setting, Bennachie Way forms part of a popular residential area approximately 2 miles from Dunfermline City Centre on the eastern edge of the Duloch Park development. There is Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M.90 Motorway for travel both north and south and a regular bus service operates close by.

- Free Pre-sale Valuation
- Professional service from experienced Property Department.
- Laminated Sales Particulars
- Property Podcasts
- Quality photography using latest Nikon wide angled lens camera
- Free viewing service
- Competitive Estate Agency and Conveyancing fees
- ESPC insertion, including Internet advertising and 7 day viewing service
- Automatic inclusion in the ESPC mailing list
- Stevenson & Marshall mail match service
- Members of The National Association of Estate Agents (MNAEA)

