



38 Tremayne Place
Dunfermline, KY12 9YH

Offers over £269,995

38 Tremayne Place,

A most impressive detached villa in small cul-de-sac setting with neat mature garden ground and excellent off street parking.

There is a superb internal layout which includes a large reception hallway, lounge, dining room, sitting room, dining kitchen, conservatory (with log burning stove), WC/cloaks, upper landing, four double bedrooms and bathroom.

Gas central heating and double glazed windows are installed with good storage, feature fireplaces, fresh decor, flexible layout and quality fixtures and finishing throughout.





Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge 4.31m x 4.70m (14'2 x 15'5)

Dining room 2.81m x 2.94m (9'3 x 9'8)

Sitting room 3.83m x 3.61m (12'7 x 11'10)

Dining kitchen 3.68m x 3.67m (12'1 x 12'0)

Conservatory (longest by widest) 6.90m x 2.83m (22'8 x 9'4)

WC/cloaks 1.62m x 1.61m (5'5 x 5'3)

Upper landing

Bedroom 1 4.62m x 3.97m (15'2 x 13'0)

Bedroom 2 3.88m x 3.81m (12'9 x 12'7)

Bedroom 3 3.82m x 3.38m (12'7 x 11'1)

Bedroom 4 3.52m x 2.85m (11'6 x 9'4)

Bathroom 3.33m x 1.89m (10'11 x 6'7)

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.

38 Tremayne Place, Dunfermline

The mature garden ground boasts maximum privacy, a host of flower beds, generous lawn, patio area, trees, large garden shed, drying facilities and log store. A large driveway and garage to front provide ample off street parking for several vehicles.

Tremayne Place is set within a well-reputed residential area forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.



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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or 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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