



Stevenson Marshall
Property & Law

40 Garvock Hill
Dunfermline, KY12 7UU

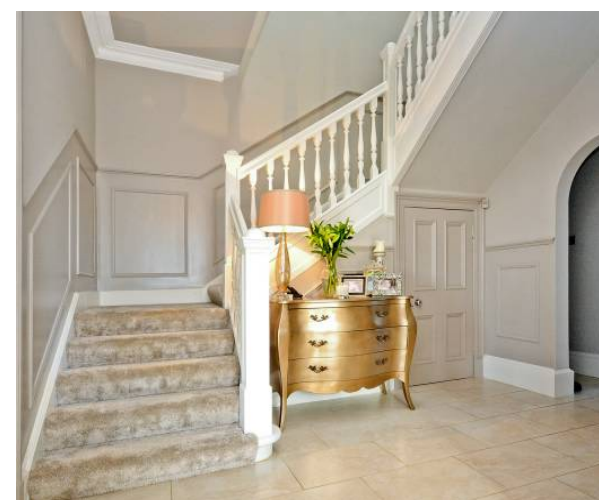
Offers in the region of £525,000

40 Garroch Hill, Dunfermline, KY12 7NN

Rarely available, a most impressive stone built semi-detached villa with a flexible layout, distant views and generous south facing garden ground.

The property boasts beautifully presented accommodation over two floors, which includes an entrance vestibule (with original floor tiling and stained glass windows), welcoming reception hallway (with grand staircase), lounge, dining room, sitting room/downstairs bedroom, conservatory, inner hallway, WC/cloaks and brand new contemporary breakfasting kitchen (with integrated double oven, microwave, warming drawer, wine fridge, induction hob, cradle tap and island).

A master bedroom is located upstairs to the rear of the property (with superb views to the Forth Bridges, Edinburgh and the Lothian Hills) and contemporary en-suite bathroom (with wall mounted mirror vision TV and vanity unit). Upstairs there are three further double bedrooms, attractive brand new family bathroom, mezzanine level and sky light.





Dating back to around 1910 with many period features typical of this era, such as high ceilings, ceiling coving, deep skirting, log burning stove in two public rooms, excellent storage and bay windows to front and rear. Gas central heating is installed with heron bone timber flooring throughout the ground floor and luxury deep pile carpets throughout the upper landing, staircase and bedrooms.

Room sizes and accommodation

Entrance vestibule 1.88m x 2.10m (6'1 x 7'2)
 Reception hallway 6.01m x 3.10m (19'8 x 12'1)
 Lounge 4.31m x 4.66m (14'2 x 15'3)
 Dining room 4.58m x 3.58m (15'0 x 11'9)
 Conservatory 3.28m x 4.04m (10'9 x 13'3)
 Family room 4.1m x 4.26m (13'1 x 13'11)
 Breakfasting kitchen 5.30m x 3.58m (17'5 x 11'8)
 WC /cloaks 1.16m x 2.45m (8'0 x 3'9)

Upper landing

Master bedroom 4.58m x 6.12m (15'0 x 21.1)
 En-suite 1.92m x 1.47m (6'3 x 4'10)
 Bedroom 2 4.16m x 4.15m (13'8 x 13'8)
 Bedroom 3 4.49m x 3.26m (14'9 x 10'8)
 Mezzanine level
 Bedroom 4 4.11m x 3.28m (13'6 x 10'10)
 Bathroom 2.23m x 2.10m (7'3 x 6'11)

The property benefits from a detached double garage to front (with electric up and over door) and tarmac driveway also provides ample off street parking.

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Enjoying a stunning south-facing aspect and fantastic southerly views, the mature walled garden ground extends to approximately 1/3 of an acre and boasts a host of flower beds, mature trees, large patio, well-manicured lawn, shrubs, drying facilities and maximum privacy.

Garvock Hill forms part of a much sought after district of Dunfermline which is within walking distance of railway station, city centre, well reputed primary and secondary schools, and excellent local amenities. A regular bus service operates along Garvock Hill and there is easy access to the M90 motorway two miles away for travel both north and south.

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



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.

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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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