



55 Garvock Hill
Dunfermline, KY12 7UR

Offers in the region of £150,000

55 Garvock Hill, Dunfermline

A well-proportioned detached villa in desirable location with large garden ground and detached garage to rear.

There is a superb internal layout which includes an entrance vestibule, reception hallway, lounge, dining room, breakfasting kitchen, WC/cloaks, upper landing, four bedrooms and bathroom.

Gas central heating and double glazed windows are installed with excellent storage, flexible layout and pleasant open outlooks to rear.

The garden is mainly laid to lawn with patio area and drying facilities. A garage and driveway provide ample off street parking (garage is accessed via small lane off Garvock Terrace).

Accommodation comprises:

Entrance vestibule
Reception hallway
Lounge 4.65m x 3.47m (15'3 x 11'4)
Dining room 3.74m x 3.24m (12'3 x 10'7)
Kitchen 3.06m x 2.90m (10'1 x 9'6)
WC/cloaks 2.36m x 1.03m (7'9 x 3'5)
Upper landing
Bedroom 1 3.90m x 2.43m (12'10 x 7'11)
Bedroom 2 4.06m x 3.14m (13'4 x 10'4)
Bedroom 3 4.05m x 2.24m (13'4 x 7'4)
Bedroom 4 4.06m x 2.68m (13'4 x 8'10)
Bathroom 2.10m x 1.97m (6'11 x 6'6)

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 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.



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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk