



Stevenson Marshall
Property & Law

23 Coldingham Place
Dunfermline, KY12 7XL

Offers in the region of £169,995

23 Coldingham Place, Dunfermline

An attractive semi-detached villa with stunning southerly views, located within sought after location close to City Centre and Railway Station.

There is a superb internal layout which includes, on ground floor level, an entrance porch, reception hallway, lounge and dining room/bedroom 4 (both with large windows/views), dining kitchen, WC/cloaks, lower floor, 3 bedrooms, family bathroom and utility room.

Gas central heating is installed with double glazed windows, fresh decor, excellent storage and flexible layout.





Room sizes and accommodation

Ground floor

Entrance porch 1.40m x 1.47m (4'7 x 4'10)

Reception hallway

WC/cloaks 1.46m x 1.09m ((4'10 x 3'7)

Lounge 5.33m x 4.55m (17'6 x 18'2)

Dining room/bed 4 4.39m x 2.92m (14'5 x 9'7)

Dining kitchen 4.67m x 2.57m (15'4 x 8'6)

Lower floor

Bedroom 1 4.17m x 2.63m (13'8 x 8'8)

Bedroom 2 3.36m x 1.82m (11'0 x 6'0)

Bedroom 3 3.16m x 2.23m (10'4 x 7'4)

Bathroom 3.44m x 3.16m (11'4 x 10'5)

Utility room 2.80m x 2.26m (9'2 x 7'5)

Enjoying a south facing aspect to rear, the property boasts mature garden ground which features a host of flower beds, shrubs, patio area, drying facilities and timber garden shed. A driveway and garage to front provide ample off street parking for several vehicles.

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Coldingham Place forms part of the much sought after Garvock Hill district of Dunfermline which is within walking distance of Railway Station, City Centre, excellent local amenities including the award winning Garvock House hotel and well reputed primary and secondary schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: 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.

espc rightmove



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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