



Stevenson Marshall
Property & Law

25 Kings Drive
Dunfermline, KY11 8HY

Offers in the region of £199,950

25 Kings Drive, Dunfermline

A modern detached villa with neat garden ground and pleasant open aspect to front.

There is a good internal layout which includes a reception hallway, lounge, dining room, conservatory, luxury kitchen (with Bosch appls), utility room, WC/cloaks, upper landing, three bedrooms, master en-suite and modern shower room (both with touch sensor lighting).

Gas central heating is installed with double glazed windows, good storage, partial under floor heating, fresh decor and quality carpets.





Room sizes and accommodation

Entrance hallway

Lounge 13'8 x 11'10 (4.15m x 3.35m)

Dining room 10'4 x 8'6 (3.16m x 2.59m)

Conservatory 12'2 x 9'9 (3.72m x 2.96m)

Kitchen 10'2 x 9'8 (3.90m x 2.95m)

Utility room 6'2 x 4'11 (1.88m x 1.49m)

WC/cloaks 4'11 x 4'10 (1.49m x 1.23m)

Upper landing

Bedroom 1 11'2 x 11'2 (3.40m x 3.40m)

En-suite 6'4 x 5'2 (1.94m x 1.58m)

Bedroom 2 15'9 x 9'12 (4.81m x 2.80m)

Bedroom 3 11'7 x 8'5 (3.54m x 2.56m)

Shower room 7'8 x 5'8 (2.34m x 1.73m)

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



25 Kings Drive, Dunfermline

The property boasts neat garden ground which is mainly laid to lawn with decking area to side, drying facilities, mature shrubs and west facing aspect to rear. A driveway and garage to side provide ample off street parking for several vehicles.

Kings Drive 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 a 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 M90 Motorway for travel both north and south and a regular bus service operates close by.



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