



**Stevenson Marshall**  
Property & Law

34 Bellyeoman Road  
Dunfermline, KY12 0BB

Offers over £190,000

*34 Bellyeoman Road, Dunfermline, KY12 0BB*

A bright and spacious detached chalet bungalow enjoying an elevated position close to City Centre, Railway Station and excellent local amenities.

A flexible internal layout includes a reception hallway, lounge, dining area, fitted breakfasting kitchen, sun room, two bedrooms, four piece bathroom, upper landing and two further bedrooms upstairs.

Gas central heating and double glazed windows are installed with fresh decor, quality carpets, good storage throughout and distant views to front.







## Accommodation and room sizes.

### Reception hallway

Lounge 4.71m x 4.39m (15'6 x 14'5)

Dining room 3.55m x 2.38m (11'7 x 7'10)

Breakfasting kitchen 3.41m x 3.05m (11'2 x 10'0)

Sun room 3.14m x 1.95m (10'4 x 6'4)

Bathroom 3.68m x 3.11m (12'1 x 10'4)

Bedroom 1 3.56m x 3.55m (11'8 x 11'8)

Bedroom 2 3.40m x 3.21m (11'2 x 10'7)

### Upper landing

Bedroom 3 4.78m x 3.36m (15'8 x 11'1)

Bedroom 4 3.74m x 3.89m (12'3 x 12'9)

Bellyeoman Road boasts a most convenient setting off Townhill Road, within walking distance of Railway Station, City Centre and local amenities, such as Doctors Surgery, Pharmacy, gift shop and schooling. There is easy access to the M90 motorway for travel both north and south and a regular bus service operates.



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The property features well established garden ground to front and rear which include a host of flower beds, patio area and drying facilities. A garage and driveway to rear provide ample off street parking.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## 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.

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

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)