



12b Brucefield Avenue  
Dunfermline, KY11 4SX

Offers in the region of £60,000

## 12 Brucefield Avenue, Dunfermline

A bright and spacious main door upper flat within walking distance of Railway Station and City Centre.

There is an excellent internal layout which includes an entrance vestibule, reception hallway, impressive dining lounge, fitted kitchen, double bedroom and shower room.

Modern electric heating is installed with double glazed windows, fresh decor, good storage and quality flooring throughout.

### Room sizes and accommodation

Entrance vestibule 1.66m x 1.13m (5'6" x 3'9")  
Reception hallway  
Dining lounge 4.83m x 4.20m (15'10" x 13'10")  
Kitchen 4.07m x 1.90m (13'4" x 6'3")  
Double bedroom 4.59m x 3.69m (15'1" x 12'1")  
Shower room 2.10m x 1.28m (6'11" x 4'3")

The neat walled gardens are mainly chipped for ease of maintenance with drying facilities and original outbuildings.

Brucefield Avenue forms part of a highly sought after residential district of Dunfermline located within walking distance of Railway Station, City Centre and excellent local amenities including Doctors Surgery, Pharmacy and good 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.



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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