



Ground floor flat, 132 Grieve Street
Dunfermline, KY12 8DW

Offers in the region of £235,000

132 Grieve Street, Dunfermline

A most impressive ground floor flat in peaceful setting, forming part of a stone-built Victorian semi-detached villa dating back to around 1900.

There is a superb flexible internal layout, which includes shared entrance vestibule, large reception hallway, bay windowed lounge to front, dining room, three bedrooms, one with en-suite cloaks, fitted kitchen, open plan dining area, rear hallway and bathroom.

Gas central heating is installed with double glazed window, good storage, quality carpets, French doors to side, period features and pleasant outlooks.

Gross internal floor area: 108 square meters.





Room sizes and accommodation

Shared vestibule

Reception hallway

Lounge

6.06m x 3.93m (19'1 x 12'11)

Dining room

3.89m x 3.65 (12'9 x 12'0)

Kitchen/dining area

7.16m x 4.45m (23'6 x 14'7)

Bedroom 1

4.15m x 3.21m (13'7 x 10'7)

En-suite cloaks

1.07m x 2.03 (3'6 x 6'8)

Bedroom 2

3.85m x 3.43m (12'8 x 11'3)

Bedroom 3

2.57m x 2.36m (8'6 x 7'9)

Bathroom

3.00m x 1.55m (9'10 x 5'1)

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Enjoying a peaceful setting, the property benefits from a shared chipped driveway to front and private walled garden to rear, which includes patio area, lawn and flower beds. There is a communal drying green to rear.

Grieve Street forms part of a most desirable residential area close to Dunfermline City Centre and Pittencrieff Park. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools are within walking distance. Dunfermline Railway Station is approximately one mile away.

An appointment to view can be made by contacting the 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.

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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.

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