



5 Ardeer Place
Dunfermline, KY11 4YX

Offers in the region of £250,000

5 Ardeer Place, Dunfermline

A well-proportioned detached villa set within beautiful mature gardens in quiet cul-de-sac.

There is an excellent internal layout which includes a spacious hallway, lounge, dining room, conservatory, breakfasting kitchen, WC/cloaks, upper landing, 4 good sized bedrooms and four piece bathroom.

Gas central heating is installed with double glazed windows throughout, excellent storage and lovely garden views to rear.





Room sizes and accommodation

Entrance hallway

Lounge

4.43m x 4.25m (14'6 x 13'11)

Dining room

5.55m x 3.27m (18'2)

Conservatory

2.93m x 2.83m (9'7 x 9'3)

Breakfasting kitchen

5.07m x 3.60m (16'8 x 11'10)

WC/cloaks

4.18m x 0.83m (10'5 x 2'9)

Upper landing

Bedroom 1

4.35m x 3.25m (14'3 x 10'8)

Bedroom 2

4.55m x 4.29m (14'11 x 14'2)

Bedroom 3

2.90m x 2.66mm (9'7 x 8'9)

Bedroom 4

3.81m x 2.20m (12'6 x 7'3)

Bathroom

2.80m x 1.99m (9'3 x 6'6)

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

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The most impressive garden ground feature a host of flower beds, herb garden, shrubs, large trees (including lovely fruit trees), shrubs, timber garden shed, private patio area and south facing aspect to rear. There is a driveway and garage to front which provide ample off street parking.

Ardeer Place is positioned off Woodmill Road forming part of a much sought after residential area, located within walking distance of Railway Station, supermarket, parks local shops, restaurants, and well reputed schools. Dunfermline City Centre is less than 1 mile way. 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.

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