



Stevenson Marshall
Property & Law

5 Milldean Grove
Dunfermline, KY12 7RR

Offers in the region of £249,995

5 Milldean Grove, Dunfermline

A most impressive semi-detached villa dating back to 1936, with beautifully maintained garden ground and maximum privacy to rear.

The flexible internal layout includes an entrance vestibule, large reception hallway, bay windowed lounge, downstairs sitting room/dining room, fitted kitchen, utility room, upper landing, three double bedrooms, WC and three piece bathroom.

Gas central heating is installed with double glazed windows, excellent storage and many period features including stained glass windows, display shelving, clothes pulley, original solid timber doors and deep skirting throughout.





Room sizes and accommodation

Entrance vestibule – 1.13m x 1.17m (3'9 x 3'10)

Reception hallway – 2.49m x 5.69m (8'2 x 18'8)

Lounge – 4.03m x 4.19m (13'3 x 13'9)

Sitting rm/dining rm – 2.86m x 6.03m (9'5 x 19'10)

Kitchen – 3.38m x 3.29m (11'1 x 10'10)

Utility room – 1.57m x 2.66m (5'2 x 8'9)

Bedroom 1 – 4.10m x 3.69m (13'6 x 12'2)

Bedroom 2 – 4.38m x 3.09m (14'5 x 10'2)

Bedroom 3 – 3.82m x 3.11m (12'7 x 10'3)

WC/cloaks

Bathroom - 2.47m x 1.40m (8'1 x 4'7)

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 stunning landscaped garden enjoys a host of flower beds, rose bushes, numerous mature trees, shrubs, useful outbuilding, feature paving and a well-manicured lawn. A large garage and driveway to side provide ample off street parking for several vehicles. The timber garden shed and drying facilities are included in the sale price.

Mildean Grove is a small cul-de-sac located off Halbeath Road within walking distance of Queen Margaret Rail halt, schools and excellent local amenities. Dunfermline City Centre is approximately 1 mile away and there is quick and easy access to the M90 motorway for travel both north and south. A regular bus service operates.



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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