



**Stevenson Marshall**  
Property & Law

35 Whitemyre Court  
Dunfermline, KY12 9PF

Offers over £289,500



## 35 Whitemyre Court, Dunfermline

A modern detached villa in desirable location with superb uninterrupted views to surrounding countryside and Forth bridges in the distance.

There is a flexible internal layout which includes a large hallway, lounge, dining room, luxury dining kitchen, conservatory, WC/cloaks, utility room, upper landing, four bedrooms, en-suite and bathroom.

Gas central heating is installed with double glazed windows throughout, quality flooring, fresh decor, excellent storage and lovely open outlooks.





## Room sizes and accommodation

### Entrance hallway

Lounge 16'1 x 10'10 (4.90m x 3.30m)

Dining room 10'10 x 9'6 (3.30m x 2.90m)

Dining kitchen 17'9 x 9'6 (5.41m x 2.92m)

Conservatory 18'1 x 13'1 (5.51m x 3.09m)

Utility room 6'7 x 5'11 (2.01m x 1.80m)

WC/cloaks 5'11 x 3'11 (1.69 x 1.02)

### Upper landing

Bedroom 1 13'1 x 9'6 (3.99m x 2.92m)

En-suite 7'7 x 6'3 (2.31m x 1.91m)

Bedroom 2 13'5 x 10'10 (4.09m x 3.30m)

Bedroom 3 13'1 x 9'6 (3.99m x 2.90m)

Bedroom 4 9'6 x 8'6 (2.92m x 2.59m)

Bathroom 9'6 x 6'11 (2.92m x 2.11m)





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The mature garden ground boasts a well-manicured lawn, numerous mature trees, flower beds, maximum privacy and a peaceful south facing aspect to rear overlooking Alloa bridle path. A large driveway and garage to front provide ample off street parking for several vehicles.

Whitemyre Court is a small cul de sac setting forming part of the much sought after Milesmark district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

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.

espc rightmove



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)