



24 Alder Grove
Dunfermline, KY11 8RP

Offers in the region of £175,000

24 Alder Grove, Dunfermline

A beautifully presented end terraced townhouse with excellent off street parking and impressive garden ground to front and rear.

There is a flexible internal layout over three floors which includes, downstairs bedroom, utility room and WC/cloaks. The first floor provides access to a luxury fitted kitchen, lounge, separate dining room and door to private gardens. On the top floor there are three further bedrooms and modern bathroom.

Gas central heating is installed with double glazed windows, luxury fitted carpets, attractive wooden blinds throughout, fresh decor and contemporary wall mounted fire in lounge.





Room sizes and accommodation

Ground floor

Bedroom 7'3 X 11'6 (2.21m x 3.51m)

Utility room 6'7 X 5'3 (2.01m x 1.60m)

WC/cloaks 6'7 X 4'3 (2.01m x 1.30m)

First floor

Lounge 12'10 X 11'2 (3.91m x 3.40m)

Dining room 11'6 X 8'6 (3.51m x 2.59m)

Kitchen 8'6 X 8'6 (2.59m x 2.59m)

Top floor

Bedroom 10'10 X 10'6 (3.30m x 3.20m)

Bedroom 14'1 X 8'6 (4.29m x 2.59m)

Bedroom 8'10 X 8'6 (2.69m x 2.59m)

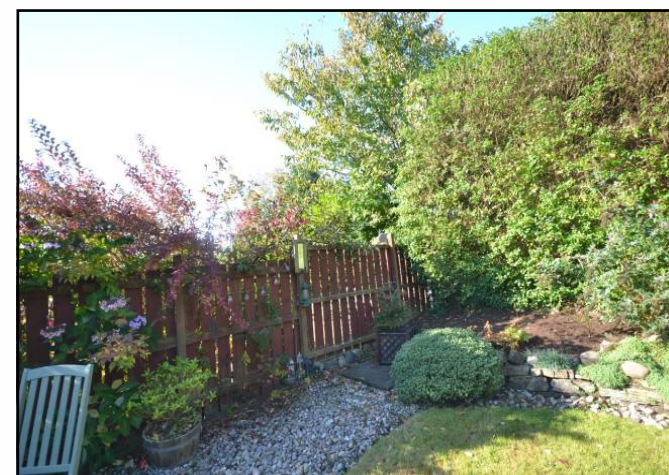
Bathroom 6'7 X 5'11 (2.01m x 1.80m)

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The lovely garden grounds enjoys maximum privacy to rear with a host of flower beds, shrubs, trees, patio area and well-manicured lawn. A car port to side and large driveway provide ample off street parking for several vehicles.

Alder Grove forms part of the much sought after Pitcorthie estate located only 2 miles south of Dunfermline's City Centre and Railway Station. Available within half a mile are well reputed Primary Schools and High Schools. Regular bus services operate close by and there are some local amenities and easy access to the Forth Road Bridge and M90 motorway and for travel both north and south.

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.

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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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