



46 Daviot Road
Dunfermline, KY12 7LY

Offers in the region of £160,000

46 Daviot Road, Dunfermline

A modern semi-detached villa quietly situated in highly sought after location close to Railway Station and excellent local amenities.

There is a good internal layout which includes a reception vestibule, WC/cloaks, lounge (with feature open plan staircase), dining kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage and pleasant outlooks to rear.

Entrance hallway

WC/cloaks 0.81m x 1.87m (2.8m x 6'2)

Lounge 4.68m x 4.71m (15'4 x 15'5)

Dining kitchen 4.61m x 3.16m (15'1 x 10'4)

Upper landing

Bedroom 1 2.61m x 2.69m (8'7 x 8'10)

Bedroom 2 3.14m x 2.77m (10'4 x 9'1)

Bedroom 3 2.74m x 1.92m (9'0 x 6'3)

Bathroom 1.97m x 1.94m (6'6 x 6'4)

The neat garden grounds boast a generous lawn section, shrubs, drying facilities, patio and maximum privacy to rear. The timber garden shed is included in the sale price. A driveway to side provides ample off street parking for several vehicles.

Daviot Road forms part of a small residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are secondary and primary schools all within easy reach and Dunfermline City Centre is approximately one mile away. The M90 Motorway can be reached quickly and easily and a regular bus service operates in the immediate vicinity with services to local destinations, Glasgow and Edinburgh.

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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