



**Stevenson Marshall**  
Property & Law

69 Farnell Way  
Dunfermline, KY12 0SR

Offers in the region of £165,000

## *69 Farnell Way, Dunfermline*

A beautifully presented semi-detached villa quietly situated with attractive woodland outlooks to rear.

There is a good internal layout which includes a reception hallway, WC/cloaks, lounge, dining kitchen, upper landing, three bedrooms, en-suite shower room and bathroom.

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







## Accommodation and room sizes

Entrance hallway

WC/cloaks

1.78m x 1.01m (5'10 x 3'4)

Lounge

4.77m x 3.75m (15'8 x 12'4)

Dining kitchen

4.90m x 2.89m (16'1 x 9'6)

Upper landing

Bedroom 1

3.47m x 2.74m (11'6 x 9'0)

En-suite

1.78m x 1.01m (5'10 x 3'4)

Bedroom 2

3.47m x 2.74m (11'5 x 9'0)

Bedroom 3

2.44m x 2.31m (8'0 x 7'7)

Bathroom

1.92m x 1.80m (6'3 x 5'11)



## 69 Farnell Way, Dunfermline

The neat garden grounds are mainly laid to lawn with a generous patio area, maximum privacy and drying facilities. A driveway to side provides ample off street parking for several vehicles.

Farnell Way forms part of a small residential development within walking distance of Queen Margaret Rail Halt (with services to Edinburgh). There is 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.

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.

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