



9 Transy Place  
Dunfermline, KY12 7QN

Offers in the region of £299,950

## 9 Transy Place, Dunfermline

A bright and spacious lower villa full of charm and period features set within a most desirable part of Dunfermline, within walking distance of Railway Station and City Centre.

There is a superb layout which includes a large entrance vestibule, stunning L-shaped hallway/dining room with stained glass window, fireplace, ample cupboard space and access to WC/cloaks, lounge, inner hallway, three bedrooms, dining kitchen, shower room and bathroom (with roll top bath).

Gas central heating is installed with radiators throughout and a newly installed combi-boiler supplemented by gas fires in the lounge and dining room/hallway. Triple sash and case windows are complemented by attractive period features such as deep skirting, hallway arches, fireplaces, ornate mantle, leaded glass cupboard, decorative ceiling coving and original





## Room sizes and accommodation

### Entrance vestibule

2.58m x 1.40m (8'6" x 4'7")

### WC/cloaks

4.44m x 1.94m (14'7" x 6'5")

### Dining hallway

5.20m x 3.22m (17'1" x 10'6")

### Lounge

4.40m x 4.33m (14'6" x 14'3")

### Bedroom 1

5.78m x 4.00 (19'0" x 13'2")

### Bedroom 2

4.68m x 3.60m (15'5" x 11'10")

Inner hallway leads to dining kitchen, bedroom 3, bathroom and shower room.

### Bedroom 3 (with external door to garden)

2.56m x 3.11m (8'6" x 10'3")

### Bathroom

3.35m x 1.77m (11'0" x 5'10")

### Shower room

2.67m x 2.13m (8'9" x 7'0")

## 9 Transy Place, Dunfermline

The shared driveway leads to the main entrance (with portico) and a garage belonging to the upper flat. An adjacent hard standing area is dedicated to the lower flat and provides parking/space for a garage (subject to planning). The private garden to front with beech hedge, driveway and narrow garage on the east side belong to the lower flat.

Transy Place is a long established and highly desirable residential area enjoying an attractive and convenient setting within easy walking distance of Railway Station, Dunfermline City Centre, Public Parks and Carnegie Hall. For the Commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine Bridge.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## 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.



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)