



Stevenson Marshall
Property & Law

57 Linburn Grove
Dunfermline, KY11 4LQ

Offers in the region of £150,000

57 Linburn Grove, Danfermline

A beautifully presented semi detached villa in quiet cul-de-sac within walking distance of Railway Halt (with services to Edinburgh) and good local amenities.

There is a good internal layout which includes a reception hallway, full length lounge/dining room, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage, tasteful decor and pleasant garden views to rear. The property benefits from a private garage which is positioned a few yards away at the road end.





Room sizes and accommodation

Entrance hallway

Full length lounge/diner

7.43m x 3.39m (24'5 x 11'1)

Kitchen

3.01m x 2.67m (9'11 x 8'9)

Upper landing

Bedroom 1

4.31m x 2.68m (14'2 x 8'10)

Bedroom 2

3.30m x 3.10m (10'10 x 10'2)

Bedroom 3

2.82m x 2.54m (9'3 x 8'5)

Bathroom

2.27m x 2.04m (7'5 x 6'8)

57 Linburn Grove, Dunfermline

Linburn Grove is located close to well reputed secondary and primary schools, Leisure Park, Asda superstore, Park & Ride facility and Rail Halt (walking distance). Dunfermline City Centre is approximately one mile away and the M90 Motorway can be reached quickly and easily. A regular bus service operates in the immediate vicinity (which includes a regular service to Glasgow City Centre).

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.



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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