



**Stevenson Marshall**  
Property & Law

14 Whinhill  
Dunfermline, KY11 4YZ

Offers in the region £270,000

## 14 Whinhill, Dunfermline

Set within a quiet cul de sac located off Woodmill Road, a modern detached villa with impressive mature garden ground and maximum privacy to front and rear.

There is a flexible internal layout which includes a reception hallway, lounge, dining room (with French doors to garden), dining kitchen, WC/cloaks, upper landing, 4 bedrooms and bathroom.

Gas central heating is installed with double glazed windows throughout, excellent storage, flexible layout and pleasant outlooks.







## Room sizes and accommodation

Entrance hallway

Lounge

4.28m x 4.36m (10'0 x 14'4)

Dining room

5.50m x 3.66m (18'0 x 12'0)

Dining kitchen

5.12m x 2.24m (16'9 x 7'4)

WC/cloaks

1.21m x 1.37m (4'0 x 4'6)

Upper landing

Bedroom 1

3.80m x 3.31m (12'6 x 10'10)

Bedroom 2

3.16m x 2.64m (10'4 x 8'8)

Bedroom 3

4.34m x 4.18m (14'3 x 13'9)

Bedroom 4

3.72m x 3.76m (12'2 x 12'4)

Bathroom

2.21m x 2.76m (7'3 x 9'1)



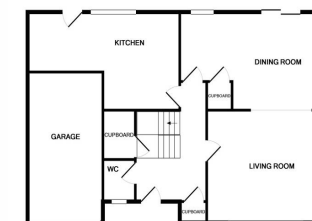


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The mature garden ground enjoys a host of flower beds, shrubs, trees, patio area, well manicured lawn, maximum privacy and a west facing aspect to rear. A large driveway and integral garage provide ample off street parking for several vehicles.

Whinbill is positioned off Woodmill Road forming part of a much sought after residential area, located within walking distance of Railway Station, supermarket, parks, local shops, restaurants and well reputed schools. Dunfermline City Centre is less than one mile way. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or weekends on 01383 605000.



GROUND FLOOR



1ST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of plans, sections, views and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such to any prospective purchaser. The property, fixtures and appliances shown hereon are not intended to be guaranteed and are to be taken as approximate only. Made with Metaplan 02/10/11 11:00 AM



## 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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