



Stevenson Marshall
Property & Law

30 Elm Grove
Dunfermline, KY11 8AA

Offers in the region of £155,000

30 Elm Grove, Dunfermline

A modern extended semi detached villa with most impressive mature garden ground located within small cul-de-sac setting.

There is a good internal layout which includes a reception hallway, WC/cloaks, lounge, dining room, luxury kitchen (with integrated appliances), sun room, upper landing, 3 bedrooms and contemporary shower room.

Gas central heating is installed with double glazed windows, excellent storage, natural timber flooring, flexible layout, pleasant outlooks and security alarm system.





Room sizes and accommodation

Entrance hallway

WC/cloaks

1.90m x 0.93m (6'3 x 6'4)

Lounge

4.45m x 3.66m (14'7 x 12'0)

Dining room

3.60m x 3.30m (11'10 x 10'10)

Kitchen

3.39m x 2.25m (11'2 x 7'4)

Sun room

5.31m x 3.63m (17'5 x 11'11)

Upper landing

Bedroom 1

4.20m x 2.53m (13'10 x 8'4)

Bedroom 2

3.81m x 2.34m (12'6 x 7'8)

Bedroom 3

3.55m x 3.01m (11'6 x 9'11)

Shower room

1.91m x 1.69m (6'3 x 5'7)

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The mature garden ground to front and rear features a host of flower beds, shrubs, trees, decking area, drying facilities, greenhouse and a well-manicured lawn. A driveway to side and detached garage to rear provide ample off-street parking for several vehicles.

Elm Grove forms part of the much sought after Pitcorthie estate located only 2 miles south of Dunfermline City Centre and Railway Station. Available within half a mile are well reputed primary schools and High Schools. Regular bus services operate close by and there are some local amenities and easy access to the Forth Road Bridges and M90 Motorway and for travel both north and south.

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.

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