



**Stevenson Marshall**  
Property & Law

1 Elliot Street  
Dunfermline, KY11 4TF

Offers over £165,000

## 1 Elliot Street, Dunfermline

A bright and spacious lower villa with many period features, private garden and long driveway to side.

There is a superb flexible layout which includes an entrance vestibule, spacious reception hallway, two impressive bay windowed lounge/bedrooms to front, further double bedroom, one with en-suite, box bedroom, sitting room (with feature doors to garden), kitchen and access to useful enclosed storage area.

Gas central heating is installed with double glazed windows, fresh décor, excellent storage, many period features such as curved walls, deep skirting, high ceilings and solid timber flooring throughout.







## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge/bedroom (bay window)

4.30m x 5.25m (14'1 x 17'30)

Lounge/bedroom (bay window)

4.81m 3.69m (15'9 x 12'1)

Bedroom

3.14m x 2.99m (10'4 x 9'9)

En-suite

2.32m x 1.22m (7'9 x 4'0)

Box bedroom

2.11m x 1.63m (6'11 x 5'4)

Sitting room

4.28m x 5.55m (14'1 x 18'2)

Kitchen

3.98m x 2.80m (13'1 x 9'3)

Shower room

2.33m x 2.01 (7'8 x 6'7)

## 1 Elliot Street, Dunfermline

The private garden enjoys many mature trees, shrubs, raised decking area, two large timber garden sheds and communal drying area also to rear. A long monobloc driveway to side provides ample off street parking for several vehicles.

Elliot Street forms part of a highly sought-after residential district of Dunfermline located within walking distance of Railway Station, City Centre and excellent local amenities, including Doctors Surgery, Pharmacy and good schools. 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 view can be made by contacting selling Agent 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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