



Stevenson Marshall
Property & Law

37 Lady Nairne Road
Dunfermline, KY12 9YD

Offers in the region of £235,000

37 Lady Nairne Road, Dunfermline

A well proportioned detached villa with generous garden ground set within small cul-de-sac setting close to Dunfermline City Centre.

There is an excellent internal layout which includes a large reception hallway, lounge, luxury breakfasting kitchen (with open plan family area), downstairs bedroom, WC/cloaks, upper landing, three further double bedrooms and four piece family bathroom.

Gas central heating is installed with double glazed windows, flexible layout, good storage and pleasant outlooks, with distant views to Forth Bridges to front.





Room sizes and accommodation

Entrance hallway

Lounge

4.86m x 4.28m (15'11 x 14'1)

WC/cloaks

1.94m x 1.61m (6'6 x 5'3)

Kitchen/family area

4.28m x 3.81m (14'1 x 12'6)

Downstairs bedroom

3.54m x 2.69m (11'7 x 8'10)

Upper landing

Bedroom 1

5.82m x 3.56m (19'1 x 11'8)

Bedroom 2

3.88m x 3.69m (12'9 x 12'2)

Bedroom 3

4.46m x 3.57m (14'8 x 11'9)

Bathroom

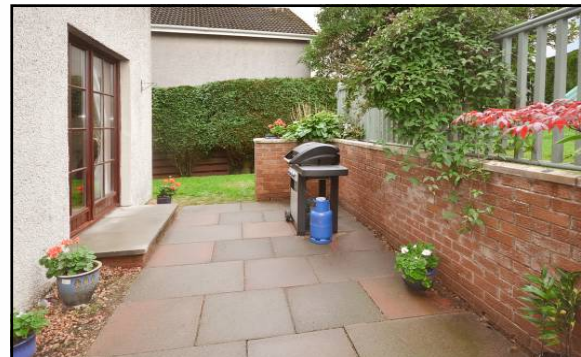
4.46m x 3.57m (14'8 x 11'8)

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The mature garden ground hosts a variety of trees, lawn section, patio, drying facilities and maximum privacy. The long driveway and double garage to side (with electric doors) provide ample off street parking for several vehicles.

Lady Nairn Road is set within a well-reputed residential area forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

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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