



**Stevenson Marshall**  
Property & Law

10 Fir Grove  
Dunfermline, KY11 8BN

Offers over £189,000

## 10 Fir Grove, Dunfermline

A superb detached villa in small cul-de-sac setting with neat mature garden ground to front and rear.

There is a good internal layout which includes a reception hallway, lounge, dining area, conservatory, modern kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with good storage, flexible layout and pleasant outlooks.







## Room sizes and accommodation

Entrance hallway

Lounge

5.22m x 3.75m (17'1 x 12'4)

Dining room

3.56m x 3.53m (11'8 x 11'7)

Conservatory

3.22m x 2.68m (10'7 x 8'10)

Upper landing

Bedroom 1

3.07m x 3.08m (10'1 x 10'2)

Bedroom 2

4.34m x 3.86m (14'3 x 12'8)

Bedroom 3

3.33m x 2.37m (10'11 x 7'10)

Bathroom

2.06m x 1.97m (6'9 x 6'6)



## 10 Fir Grove, Dunfermline

The property benefits from a mature garden which feature a host of trees, generous lawn, patio area and drying facilities. A driveway and garage provide ample off street parking for several vehicles.

Quietly situated, Fir 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 or ESPC during weekends.



## 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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