



**Stevenson Marshall**  
Property & Law

12 Glamaig Way  
Dunfermline, KY11 8JE

Offers over £279,000

## 12 Glamaig Way, Dunfermline

A truly stunning executive detached villa with most impressive accommodation throughout and neat garden ground to front and rear.

There is flexible layout which includes a reception hallway, lounge, dining room, dining kitchen (with French doors), utility room, WC/cloaks, family room/bedroom 5, upper landing, four good sized bedrooms (master with walk on balcony and feature Velux window system), two en-suites and four piece family bathroom.

Gas central heating is installed with double glazed window (including two bay windows to front), tasteful decor, quality carpets, high specification fixtures and finishing throughout and distant views to Dunfermline City Centre.





## Room sizes and accommodation

### Entrance hallway

Lounge: 6.40m x 3.86m (21'11 x 12'8)

Dining room: 3.15m x 2.70m (10'4 x 8'10)

Dining kitchen: 6.14m x 3.15m (20'2 x 10'4)

Utility room: 2.84m x 1.67m (9'4 x 5'6)

### WC/cloaks

Sitting room/bed 5: 5.00m x 2.84m (16'5 x 9'5)

### Upper landing

Bedroom 1: 6.66m x 3.92m (21'10 x 12'10)

En-suite: 2.66m x 1.12m (8'9 x 3'8)

Bedroom 2: 4.85m x 3.76m (15'11 x 12'4)

En-suite: 2.08m x 1.65m (6'10 x 5'5)

Bedroom 3: 3.48m x 2.44m (11'5 x 8'8)

Bedroom 4: 2.70m x 2.51m (8'10 x 8'3)

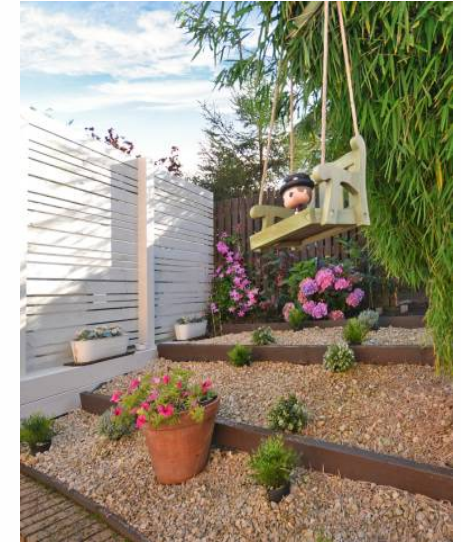
Bathroom: 3.69m x 2.53m (12'1 x 8'4)

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The neat garden ground boasts many features such as quality decking, numerous mature trees, shrubs, flower beds, patio, contemporary lighting, water tap and power sockets. The monobloc driveway to front offer ample off-street parking.

Quietly situated, Glamaig Way forms part of a desirable residential area approximately 2 miles from Dunfermline City Centre on the edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Queen Margaret Rail Halt is approximately 1.5 miles 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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