



Stevenson Marshall
Property & Law

16 Balvaird Place
Dunfermline, KY12 0XR

Offers in the region of £175,000

16 Balvaird Place, Dunfermline

A modern linked bungalow in desirable cul de sac setting close to excellent local amenities and Queen Margaret Rail Halt.

There is a good internal layout which includes an entrance hallway, dining lounge (with feature French doors), kitchen, two double bedrooms and bathroom.

Gas central heating is installed with double glazed window and good storage throughout.





Room sizes and accommodation

Entrance hallway

Dining lounge

5.17m x 3.76m (17'0 x 12'4)

Kitchen

3.25m x 2.28m (10'8 x 7'7)

Bedroom 1

3.59m x 2.56m (11'9 x 8'5)

Bedroom 2

2.91m x 2.79m (9'7 x 9'2)

Bathroom

2.05m x 1.99m (6'9 x 6'6)



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The attractive garden grounds have been designed for low maintenance with two patio areas in the west facing rear garden with southerly views over the river Forth from the upper patio.

Forming part of a small cul-de-sac, Balvaird Place is quietly situated within a popular residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are good local amenities and secondary and primary schools all within easy reach and Dunfermline City Centre is approximately one mile away. The M.90 Motorway can be reached quickly and easily and a regular bus service operates in the immediate vicinity.

Viewing: An appointment to view can be made by contacting 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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