



Stevenson Marshall
Property & Law

12 Alder Grove
Dunfermline, KY11 8RP

Offers in the region of £170,000

12 Alder Grove, Dunfermline

Set within a small cul de sac off Birrell Drive, this modern detached villa offers excellent accommodation, distant views and most impressive mature garden ground.

The flexible internal layout includes a reception hallway, full length lounge/dining/patio doors, fitted kitchen, upper landing, feature mezzanine level, three good sized bedrooms (original layout comprises 4 bedrooms) and modern shower room.

Double glazed windows are installed with electric heating throughout, fresh décor, brand new quality carpets, good storage, distant views to Forth Bridges to front and attractive garden views to rear.





Room sizes and accommodation

Entrance hallway

Full length Lounge/diner

7.80m x 3.30m (25'7 x 10'10)

Kitchen

3.97m x 1.97m (13'0 x 6'6)

Upper landing

Bedroom 1

5.75m x 3.65m (18'10 x 12'0)

Bedroom 2

3.39m x 3.37m (11'1 x 11'0)

Shower room

1.91m x 1.70m (6'3 x 5'7)

Mezzanine level

Bedroom 3

4.88m x 2.48m (16'0 x 8'2)



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The generous garden ground boasts a host of large trees, shrubs, flower beds, two greenhouses, patio area and maximum privacy. The long driveway and garage to side provide ample off street parking for several vehicles.

Quietly situated, Alder Grove forms part of the desirable Pitcorthie district, 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.



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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk