



**Stevenson Marshall**  
Property & Law

Thistle Daeus, Backmuir of Pitfirrane

Dunfermline, KY12 8QR

Offers in the region of £395,000

*Thistle Doens, Backmuir of Pitfirrane, Dunfermline*

A modern detached bungalow with large commercial garage and approximately 3 acres of garden ground.

The property benefits from a good internal layout which includes a reception hallway, dining lounge, large kitchen with breakfast bar and family area, four bedrooms, en-suite and four piece bathroom.

Gas central heating is installed with double glazed windows, excellent storage, pleasant outlooks and flexible layout all on one level.





## Room sizes and accommodation

Entrance hallway

Lounge

6.38m x 5.95m (20'11 x 19'6)

Dining kitchen/family area

7.20m x 4.55m (23'8 x 14'11)

Utility room

2.63m x 1.93m (8'7 x 6'4)

Bedroom 1

4.13m x 3.84m (13'7 x 12'7)

Bedroom 2

3.69m x 5.16m (12'1 x 16'11)

En-suite

2.58m x 2.08m (8'5 x 6'10)

Bedroom 3

3.90m x 2.37m (12'10 x 7'9)

Bedroom 4

3.82m x 3.44m (12'6 x 11'3)

Bathroom

3.87m x 2.34m (12'8 x 7'8)



## Thistle Daeus, Backmeir of Pittfirrane

Enjoying a semi rural aspect, the property (193 square meters approximately) features extensive garden ground which includes ample off street parking, around 3 acres of land and a large commercial garage on site which is currently leased out for £800 per calendar month. There is also potential for future development within the site (subject to planning approval).

Thistle Daeus is positioned only half a mile north of Dunfermline and close to the village of Crossford. Dunfermline City Centre and Railway Station are within easy reach, as are excellent local amenities, primary and secondary schooling and Leisure facilities. There is easy access to the M90 Motorway for travel both north and south and an excellent bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721441 or ESPC during weekend on 01383 605000.

Travel directions from Dunfermline.– Exit Dunfermline in a westerly direction following the A907, after the right hand turn for Craigluscar Road, turn left by the signpost for Crossford onto Lundin Road. After a few hundred yards, the entrance to Thistle Daeus can be found on the right hand side.



## 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.

espc rightmove



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](http://www.stevenson-marshall.co.uk)