



Stevenson Marshall
Property & Law

16 Dalcross Way
Dunfermline, KY12 7RT

Offers in the region of £230,000

16 Dalcross Way, Dunfermline

Rarely available, a modern detached villa in quiet cul de sac setting off Halbeath Road, situated within walking distance of Rail Halt and excellent local amenities.

There is a superb internal layout which includes an entrance hallway, spacious full length lounge/diner (with feature French doors), luxury dining kitchen (with contemporary lighting, breakfasting bar and integrated appliances), upper landing, 4 bedrooms, master en-suite and family bathroom.

Gas central heating is installed with double glazed windows, good storage and pleasant outlooks.





Room sizes and accommodation

Entrance hallway

Lounge/diner

6.79m, x 3.80m (22'3 x 12'5)

Dining kitchen

4.39m x 3.47m (14'5 x 11'5)

Upper landing

Bedroom 1

3.54m x 3.10m (11'7 x 10'2)

En suite

1.41m x 1.39m (4'8 x 4'7)

Bedroom 2

3.65m x 2.41m (12'0 x 7'11)

Bedroom 3

3.38m x 3.53m (11'1 x 11'7)

Bedroom 4

2.45m x 2.79m (8'0 x 9'2)

Bathroom

1.83m x 2.22m (6'0 x 7'3)

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The impressive south-west facing garden enjoys maximum privacy with a well-manicured lawn, trees, quality decking, patio area and a peaceful setting. A garage and driveway to front provide ample off street parking for several vehicles.

Dalcross Way forms part of a small residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are secondary and primary schools all within easy reach and Dunfermline City Centre is approximately one mile away. The M90 Motorway can be reached quickly and easily and a regular bus service operates close by with services to local destinations, Glasgow and Edinburgh.

An appointment to view can be made by contacting Stevenson & Marshall 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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