



**Stevenson Marshall**  
Property & Law

10 Eglington Drive  
Dunfermline, KY12 9YL

Offers in the region of £255,000

## 10 Eglington Drive, Dunfermline

A most impressive extended detached villa (Cala Homes) with neat west facing garden in quiet setting off Carswell Place.

There is a flexible internal layout which includes a reception hallway, lounge, dining room, breakfasting kitchen (with under floor heating and integrated appliances), WC/cloaks, upper landing, four bedrooms, master ensuite and family bathroom.

Gas central heating is installed with panel radiators throughout, good storage, pleasant outlooks and feature French doors in the kitchen and lounge.





## Room sizes and accommodation (Longest by widest)

Entrance hallway

Lounge

15'2 x 13'0 (4.62m x 3.96m)

Kitchen

14'5 x 10'10 (4.39m x 3.30m)

WC/cloaks

Dining room

10'10" x 9'9" (3.30m x 2.97m)

Upper landing

Bedroom 1

13'2 x 10'9 (4.01m x 3.28m)

En-suite

8'5 x 6'3 (2.57m x 1.91m)

Bedroom 2

17'9 x 8'1 (5.41m x 2.46m)

Bedroom 3

12'6 x 10'7 (3.81m x 3.23m)

Bedroom 4

10'4 x 8'10 (3.15m x 2.69m)

Bathroom

8'0 x 7'1 (2.44m x 2.16m)

## 10 Eglington Drive, Dunfermline

The private mature garden offers a well-manicured lawn, shrubs, trees, patio area and maximum privacy with a sunny west facing aspect to rear. A garage and monobloc driveway to front provide ample off street parking for several vehicles.

Eglington Drive is quietly situated off Carswell Place, within a well-reputed residential area forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 0131 624 8000



## 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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