



Stevenson Marshall
Property & Law

8 Glamaig Way
Dunfermline, KY11 8JE

Offers in the region of £275,000

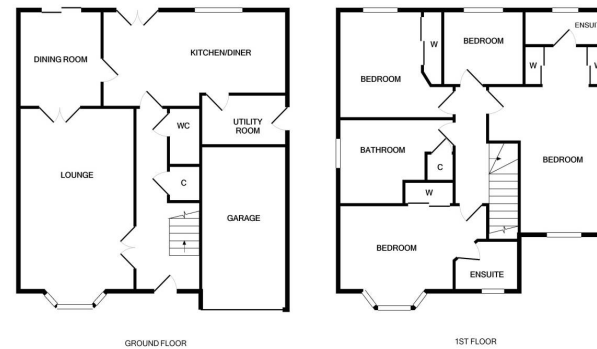
8 Glamaig Way, Dunfermline

A modern executive detached villa with spacious accommodation throughout and neat garden ground to front and rear.

There is good layout which includes a reception hallway, bay windowed lounge, dining room (with French doors), dining kitchen (with French doors), utility room, WC/cloaks, upper landing, four good sized bedrooms (master with walk on balcony and feature Velux window system), two en-suites and four piece family bathroom.

Gas central heating is installed with double glazed windows, high specification fixtures, flexible layout and good storage.





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room sizes and accommodation

Entrance hallway

Lounge

6.40m x 3.86m (21'11 x 12'8)

Dining room

3.15m x 2.70m (10'4 x 8'10)

Dining kitchen 6.14m x 3.15m (20'2 x 10'4)

Utility room

2.84m x 1.67m (9'4 x 5'6)

WC/cloaks

Upper landing

Bedroom 1

6.66m x 3.92m (21'10 x 12'10)

En-suite

2.66m x 1.12m (8'9 x 3'8)

Bedroom 2

4.85m x 3.76m (15'11 x 12'4)

En-suite

2.08m x 1.65m (6'10 x 5'5)

Bedroom 3

3.48m x 2.44m (11'5 x 8'8)

Bedroom 4

2.70m x 2.51m (8'10 x 8'3)

Bathroom

3.69m x 2.53m (12'1 x 8'4)

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The neat garden ground boasts many features such as numerous shrubs, patio area, maximum privacy, drying facilities and a peaceful setting. The monobloc driveway and integral garage to front offer ample off-street parking for several vehicles.

Quietly situated in a small cul de sac setting, Glamaig Way forms part of a desirable residential area approximately 2 miles from Dunfermline City Centre on the edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Queen Margaret Rail Halt is approximately 1.5 miles away.

Viewing: An appointment to view can be made by contacting selling 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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