



**Stevenson Marshall**  
Property & Law

18 Whirlbut Street  
Dunfermline, KY11 3AA

Offers in the region of £130,000

## 18 Whirlbut Street, Dunfermline

Rarely available, a well-proportioned semi-detached villa set within popular location close to City Centre and Railway Station.

There is a good internal layout which includes an entrance porch, hallway, lounge, kitchen, sun room, bathroom, upper landing and two double bedrooms.

Gas central heating is installed with double glazed windows, excellent storage, quality flooring, tasteful decor and pleasant open outlooks to rear.

Entrance porch 1.62m x 1.27m (5'3 x 4'2m)

Hallway

Lounge: 4.07m x 3.95m (13'4 x 12'11)

Kitchen: 3.58m x 2.67m (11.9m x 8'9)

Bathroom: 2.98m x 2.92m (9'9 x 9'7)

Upper landing

Bedroom 1: 3.31m x 2.98m (10'11 x 9'9)

Bedroom 2: 3.99m x 3.29m (13'1 x 10'9)

The property enjoys generous garden ground which is mainly paved for ease of maintenance. There is a large timber garden shed and drying facilities provided. The driveway to front provides ample off street parking.

Whirlbut Street is within walking distance of Dunfermline Railway Station, City Centre, Asda Superstore and excellent local amenities, including well-reputed Primary schools and High Schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or weekends on 0131 6248000.



## 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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