



**Stevenson Marshall**  
Property & Law

26 Beldorney Place  
Dunfermline, KY12 0XN

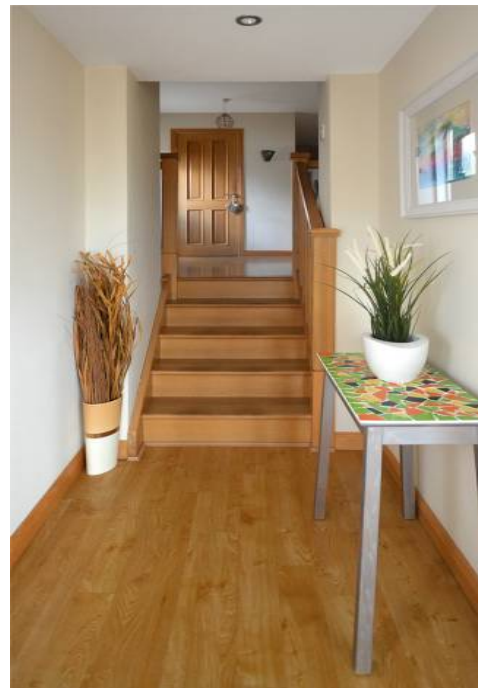
Offers in the region £270,000

## 26 Beldorney Place, Dunfermline

A modern detached bungalow with most impressive two storey rear extension, in peaceful setting with superb views overlooking Dunfermline City Centre, Forth Bridges and Lothian hills.

The property offers flexible accommodation over three floors which include, a large reception hallway (with ample space for furniture), feature lounge (with French doors to garden), mezzanine level dining kitchen (with family area, Silestone work surfaces, French doors, Juliette balcony, kitchen island and numerous Velux windows), 3 good sized bedrooms (with fitted wardrobes), contemporary master en-suite and family bathroom.

Gas central heating is installed (with Hive Active heating controls), double glazed windows, quality Karndean flooring, tasteful décor throughout, hardwood finishing, excellent storage and fantastic views to rear.





## Accommodation and room sizes

Entrance hallway

3.72m x 2.80m (12'2 x 9'3)

Lounge

5.74m x 4.70m (18'10 x 15'5 )

Kitchen/family room

5.74m x 4.62m (18'10 x 15'2)

Bedroom 1

4.20m x 3.59m (13'10 x 11'9)

En-suite

1.76m x 2.35m (5'10 x 7'9)

Bedroom 2

3.67m x 3.71m (12'1 x 12'2)

Bedroom 3

3.12m x 2.87m (10'3 x 9'5)

Bathroom

2.19m x 2.07m (7'3 x 6'10)

## 26 Beldorney Place, Dunfermline

The generous mature garden ground boasts a host of flower beds, shrubs, lawn section, chipped areas, trees, drying facilities, south-facing aspect and panoramic views.

Forming part of a small cul-de-sac, Beldorney Place is quietly situated within a popular residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are good local amenities and 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 in the immediate vicinity.

Viewing: An appointment to view can be made by contacting Agents on 01383 721141, or for weekend contact only, call 07702975463



## 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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