



Stevenson Marshall
Property & Law

44 Garvock Hill
Dunfermline, KY12 7UU

Offers in the region of £499,950

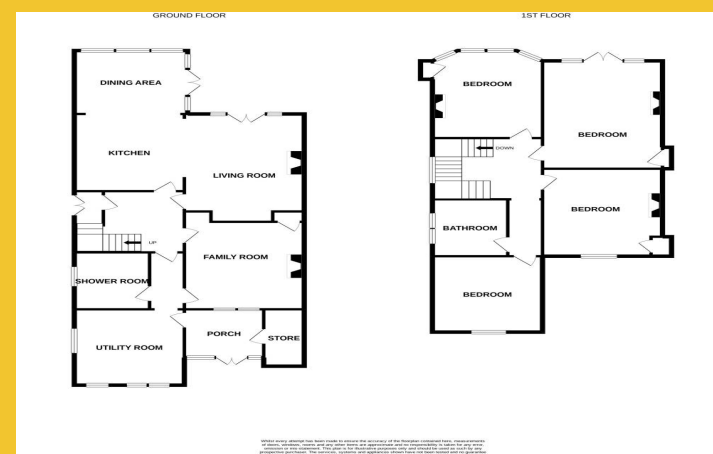
44 Garrock Hill, Dunfermline

A truly stunning semi-detached villa dating back to around 1910, with impressive extension to rear, mature garden grounds (approx. 1/3 acre) and superb southerly views!

There are many period features typical of this era, such as high ceilings, deep skirting, solid oak bannister, stripped flooring and original fireplaces in many rooms. Gas central heating is installed with tasteful décor, quality finishing and beautiful windows and doors throughout.

The flexible accommodation comprises:- an entrance vestibule, reception hallway (with feature staircase to upper landing and large crescent window at half height), lounge (with French doors), luxury open plan kitchen, dining room (with large arched window), sitting room/downstairs bedroom, inner hallway, utility room, shower room, upper landing, master bedroom (with walk on balcony), 3 further bedrooms (one with charming bow window) and contemporary four piece bathroom.



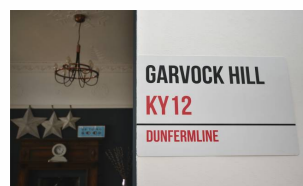


44 Garvock Hill, Dunfermline

Enjoying a stunning south-facing aspect with southerly views and maximum privacy. The walled garden extends to approximately 1/3 of an acre and features a host of flower beds, mature trees, fruit trees, large sunny patio, play house, timber decking and well manicured lawns. There is an external tap and gated side entrance. A garage and driveway to front provide ample off street parking for several vehicles.

Garvock Hill forms part of a much sought after district of Dunfermline which is within walking distance of Railway Station, City Centre, well reputed primary and secondary schools, and excellent local amenities. A regular bus service operates and there is easy access to the M90 motorway for travel both north and south.

Viewing; An appointment to view can be made by contacting selling Agents on 01383 721141.



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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