



Stevenson Marshall
Property & Law

7 Thistle Street
Dunfermline, KY12 0JA

Offers in the region of £265,000

7 Thistle Street, Dunfermline

A traditional extended cottage with most impressive accommodation over two floors, superb views and private south-facing garden with detached garage to rear.

The property offers flexible accommodation which includes: a reception hallway, large lounge (with feature French doors, wall mounted contemporary fire and open plan staircase to upper landing), luxury dining kitchen (with breakfast bar), two downstairs bedrooms and luxury shower room. The upper landing provides access to a bay windowed master bedroom (with distant views to all three Forth Bridges and beyond)

Gas central heating is installed with large double glazed windows, high quality fixtures and fittings, natural timber flooring and tasteful décor throughout.





Accommodation and room sizes

Entrance hallway

Lounge

7.49m x 3.37m (24'7 x 11'0)

Dining kitchen

8.02m x 3.33m (26'4 x 10'11)

Bedroom 1

3.60m x 3.98m (11'10 x 13'1)

Bedroom 2

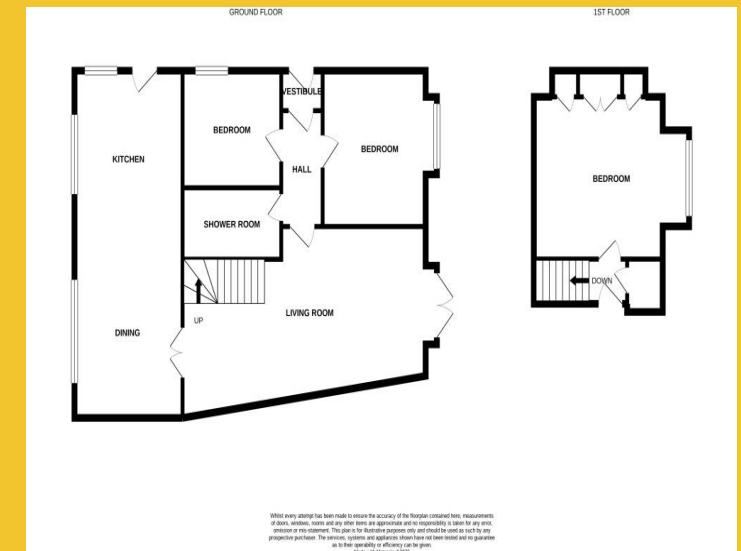
3.50m x 3.56m (11'6 x 11'8)

Shower room

3.36m x 3.35m (11'1 x 11'0)

Master bedroom upstairs

3.84m x 3.68m (12'7 x 12'1)



7 Thistle Street, Dunfermline

The impressive garden features an enclosed section to rear with maximum privacy, Astro turf and quality raised decking with timber stair case leading to French doors (lounge). The enclosed rear garden area is mainly laid to lawn and both garden areas enjoy a south facing aspect. There is a detached garage and parking area to rear which provide ample off street parking for several vehicles.

Thistle Street forms parts of a long-established residential area within walking distance of Dunfermline City Centre, Railway Station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges.

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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk