



16 Dewar Street  
Dunfermline, KY12 8AD

Offers in the region of £170,000

## 16 Dewar Street, Dunfermline

Stunning throughout, an impressive main door lower villa dating back to around 1900 in sought after location with private gardens to front and rear.

A flexible internal layout includes an entrance vestibule (with original floor tiling), lengthy reception hallway, bay windowed lounge to front (could also be utilised as a large double bedroom), sitting room, store room, fitted kitchen (with rear door to gardens) and modern bathroom.

The property retains many fine features typical of this era, such as decorative ceiling coving, deep skirting, bay windowed lounge, natural timber flooring and hallway arch.





There is gas central heating, quality double glazed windows, tasteful decor, luxury wooden blinds and excellent storage throughout.

#### Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge/double bedroom

5.15m x 3.81m (16'11 x 12'6)

Kitchen

3.51m x 2.77m (11'6 x 9'1)

Sitting room

4.10m x 3.90m (13'6 x 12'10)

Bedroom 1

3.63m x 3.03m (11'1 x 10'0)

Bedroom 2

4.16m x 1.93m (13'8 x 6'4)

Bathroom

2.69m x 1.58m (8'10 x 5'3)

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The private walled gardens to front feature a host of flower beds with a central path to entrance door. A private garden area to rear boasts a generous lawn, quality decking, mature apple tree, communal drying facilities and original outbuildings. The rear garden provides access to a private cellar.

Only a few minutes walk from Pittencrieff Park, Dewar Street is a highly sought after residential area set within half a mile of Dunfermline City Centre and approximately only one mile from Railway Station. There are excellent local amenities including a well reputed primary school and easy access to the M.90 Motorway for travel both north and south. A regular bus service operates close by.

Viewing is highly recommended to fully appreciate this delightful property. Contact 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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