



Stevenson Marshall
Property & Law

7 Earn Grove
Dunfermline, KY11 4LL

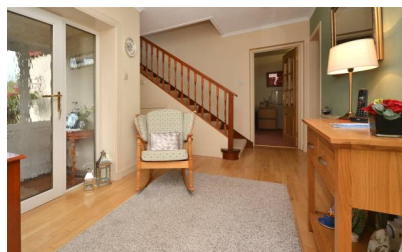
Offers in excess of £399,950

7 Earn Grove, Dunfermline

Set within beautiful landscaped garden grounds, an extended detached villa with flexible layout over two floors.

The bright and spacious accommodation comprises: reception hallway, large lounge (with feature fire place and tri-fold doors), dining/family room (with full height triple glazed windows overlooking garden ground), breakfasting kitchen, utility room, WC/cloaks, downstairs bedroom, upper landing (with access to airing cupboard and partially floored attic with Ramsey ladder), three further bedrooms (with master en-suite dressing room, bathroom, en-suite WC in bedroom 2) and modern shower room.

Gas central heating is installed with large double glazed windows, high quality fixtures and fittings, solid oak flooring, under floor heating and tasteful décor throughout.





Entrance vestibule:- 1.93m x 1.16m (6'4 x 3'10)

Reception hallway:- 3.29m x 2.45m (10'0 x 8'0)

Lounge:- 6.24m x 4.96m (20'6 x 16'3)

Dining/family room:- 7.46m x 3.58m (24'5 x 11'9)

Breakfasting kitchen:- 4.16m x 3.29m (13'8 x 10'10)

Utility room:- 3.81m x 2.58m (12'6 x 8'6)

WC/cloaks:- 1.92m x 1.62m (6'4 x 5'4)

Downstairs bedroom:- 4.80m x 3.08m (15'9 x 10'2)

Upper landing

Master bedroom:- 5.49m x 3.47m (18'0 x 11'5)

En suite dressing room:- 3.72m x 1.26m (12'2 x 4'1)

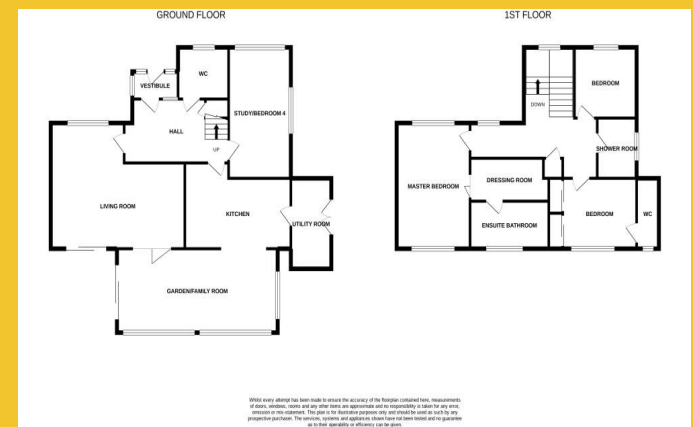
En suite bathroom:- 3.37m x 1.99m (11'1 x 6'6)

Bedroom 2:- 3.57m x 3.14m (11'8 x 10'4)

En suite WC:- 2.64m x 1.38m (8'8 x 4'6)

Bedroom 3:- 3.68m x 3.30m (12'1 x 10'10)

Shower room:- 2.01m x 1.96m (6'7 x 6'5)



7 Earn Grove, Dunfermline

Enjoying maximum privacy, the property is set within around 1/4 of an acre of stunning landscaped gardens, which feature a host of mature trees, patio area, flower beds, shrubs, a well-manicured lawn and a full-size badminton court! There is an outside water tap, greenhouse, feature garden lighting and drying facilities provided. A double garage (with remotely controlled doors) and gated driveway provide ample off-street parking for several vehicles.

Earn Grove enjoys a peaceful cul de sac setting off Linburn Road, located within walking distance is Queen Margaret Rail Halt (services to Edinburgh). There are well-reputed secondary and primary schools all within easy reach and the Leisure Park, Asda superstore, Park & Ride facility and Dunfermline City Centre are all approximately one mile away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular bus service operates close by.

An appointment to view can be made by contacting selling Agents on 01383 721141 or sellers direct on 01383 725558.



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