



14 Ardeer Place
Dunfermline, KY11 4YX

Offers in the region of £300,000

14 Ardeer Place, Dunfermline

A well proportioned, extended detached four bedroom villa situated in a quiet cul de sac with very impressive accommodation and large attractive gardens with pleasant open outlook to the west.

There is an excellent internal layout which includes a spacious hall, lounge with feature bow window, dining room, sun room, breakfasting kitchen, wc, cloaks, upper landing giving access to four spacious bedrooms and a luxury four piece bathroom which features underfloor heating.

Gas central heating throughout with recently added combi boiler, double glazed windows, quality carpets, good storage throughout, tasteful décor. There is a driveway and a garage to the front which provide ample off street parking for several vehicles.





Room sizes and accommodation.

Entrance hallway

Lounge: 4.40m x 4.22 (14'5 x 13'10)

Dining room: 5.44m x 3.13m (17'8 x 10'2)

Breakfasting kit: 5.11m x 3.07m (16'9 x 10'1)

WC/cloaks

Sun room: 5'40 x 2.36m (17'9 x 7'9)

Upper landing

Bedroom 1: 4.42m x 3.32m (14'6 x 10'10)

Bedroom 2: 4.42m x 4.16m (14'6 x 13'8)

Bedroom 3: 3.98m x 3.29m (13'1 x 10'10)

Bedroom 4: 5.25m x 2.55m (17'3 x 8'4)

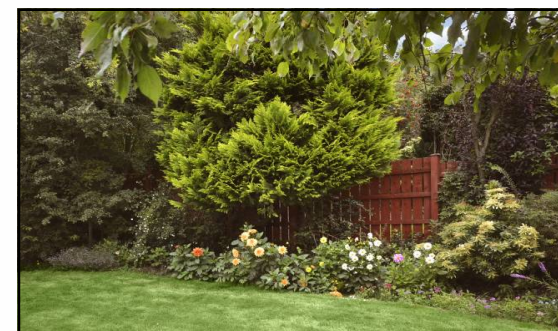
Bathroom: 2.48m x 2.25m (8'2 x 7'5)

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The stunning garden is located on a large corner plot and offers unrivalled privacy featuring a patio, a generous well manicured lawn, many mature trees, shrubs and flowerbeds, a timber garden shed and a greenhouse.

Ardeer Place is located centrally, less than one mile from Dunfermline City Centre, in part of a much sought after residential area, located within easy walking distance of Dunfermline Town Railway Station, supermarket, parks, local shops, restaurants and well reputed schools. There is easy access to the M90 motorway and a number of regular bus services operate close by.

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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