



**Stevenson Marshall**  
Property & Law

30 Station Road  
Oakley, KY12 9QE

Offers in the region of £75,000

## 30 Station Road, Oakley

With beautiful mature garden grounds, a main door upper flat with bright and spacious accommodation all on one level.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, 3 bedrooms and bathroom.

Gas central heating is installed with large triple glazed windows, fresh décor, natural timber flooring and pleasant open outlooks.

### Room sizes and accommodation

#### Reception hallway

Lounge 4.87m x 3.88m (16'0 x 12'9)

Kitchen 3.18m x 3.16m (10'5 x 10'4)

Bedroom 1 4.08m x 4.00m (13'5 x 13'2)

Bedroom 2 4.28m x 2.67m (14'1 x 8'9)

Bedroom 3 4.12m x 3.01m (13'7 x 9'10)

Bathroom 2.01m x 1.89m (6'7 x 6'2)

The most impressive extensive garden ground features a host of flower beds, large trees, shrubs, vegetable patch, lawn section, maximum privacy, greenhouse and shed/work shop.

The village of Oakley is surrounded by open countryside and situated approximately 4½ miles north west of Dunfermline City Centre on the A907 (Dunfermline-Alloa). The property is within easy walking distance of excellent local amenities, including a Doctor's Surgery, regular bus service and local post office. Further amenities are available in the nearby towns of Alloa and Dunfermline.

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.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)