



Stevenson Marshall
Property & Law

12 Ladysmill Court
Dunfermline, KY12 7YD

1/4 share, offers in the region of £28,000

12 Ladysmill Court, Dunfermline

Rarely available, ¼ share of a modern semi-detached villa in quiet, yet central location close to City Centre and Railway Station.

The property boasts a good internal layout which includes a reception hallway, lounge, dining kitchen, two double bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage and south facing aspect to rear.

Lounge 12'5 x 15'9 (3.78m x 4.80m)
Dining kitchen 15'11 x 9'10 (4.85m x 3.00m)
Bedroom 1 12'5 x 10'2 (3.78m x 3.10m)
Bedroom 2 2 8'10 x 12'1 (2.69m x 3.68m)
Bathroom 6'4 x 6'6 (1.93m x 1.98m)

There are private garden grounds which are mainly laid to lawn, with shrubs, trees, patio, drying facilities and timber garden shed. A private parking space is located to front.

Please note: Any prospective purchasers must complete and return an application form to check that they meet shared ownership criteria. Application forms are available upon request from Stevenson and Marshall. Rent and factoring charges are payable to Canmore Housing in the sum of £292.72 per month.

Ladysmill Court forms part of a much sought- after location near Pittencrieff Park and within walking distance of the City Centre and Railway Station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Well-reputed primary and secondary schools are also within walking distance.

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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