



13 Tolmount Drive
Dunfermline, KY12 7YB

Offers in the region of £375,000

13 Tolmount Drive, Dunfermline

A well proportioned modern detached villa in much sought after location close to City Centre, Public Park and Railway Station.

The flexible layout comprises: Entrance hallway, lounge (with patio doors), breakfasting kitchen, utility room, WC/cloaks, dining room, upper landing, five bedrooms, two en-suites and family bathroom.

Gas central heating is installed with double glazed windows, hardwood flooring, excellent storage, fresh decor and pleasant outlooks to rear.





Room sizes and accommodation

Entrance hallway

Lounge: 5.21m x 4.05m (17'1 x 13'4)

Breakfasting kit: 4.94m x 3.06m (16'3 x 10'2)

Utility room: 2.09m x 1.77m (6'10 x 5'10)

Dining room 3.93m x 3.20m (12'11 x 10'6)

WC/cloaks : 1.68m x 1.6m (5'6 x 5'3)

Upper landing

Bedroom 1: 5.16m x 3.28m (16'11 x 10'9)

En-suite: 1.63m x 1.38m (5'4 x 4'7)

Bedroom 2: 4.26m x 3.43m (14'0 x 11'3)

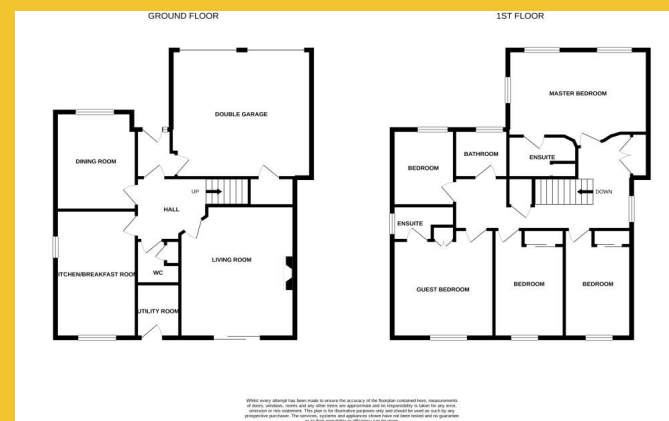
En-suite: 1.55m x 1.44m (5'1 x 4'9)

Bedroom 3: 4.28m x 2.70m (14'1 x 8'11)

Bedroom 4: 4.28m x 2.48m (14'1 x 8'2)

Bedroom 5: 2.90m x 2.47m (9'6 x 8'2)

Bathroom: 2.16m x 2.00m (7'1 x 6'7)



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The property benefits from impressive garden grounds which feature a host of trees, shrubs, decking, peaceful setting and maximum privacy overlooking woodland to rear. A driveway and double garage to front provide ample off street parking for several vehicles.

Tolmount Drive forms part of a long established and highly desirable residential area enjoying a most convenient setting within walking distance of Railway Station, Dunfermline City Centre and Public Park. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine and Forth Bridges.

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