



61 Gowanbrae Drive
Dunfermline, KY12 7RL

Offers in the region of £175,000

61 Gowanbrae Drive, Dunfermline

A traditional semi detached bungalow in desirable location with generous mature garden ground and attic conversion potential (subject to planning).

There is a good internal layout which includes a reception hallway, lounge, kitchen, three bedrooms and shower room.

Gas central heating is installed with double glazed windows, excellent storage and flexible layout. The large attic with double glazed gable end window offers superb conversion potential (subject to planning).

Lounge 14'9 X 13'1 (4.19m x 3.99m)

Kitchen 9'10 X 7'7 (3.00m x 2.31m)

Bedroom 1 12'6 X 11'6 (3.81m x 3.51m)

Bedroom 2 14'9 X 10'2 (4.50m x 3.10m)

Bedroom 3 2 10'2 X 10'2 (3.10m x 3.10m)

Bathroom 6'7 X 5'7 (2.01m x 1.70m)

The property benefits from mature gardens to front and rear which feature a host of trees, flower beds and shrubs. There is a south facing aspect to rear, two garden sheds and drying facilities. The driveway and detached garage to side provide ample off street parking for several vehicles.

Gowanbrae Drive forms part of a much sought after Garvock Hill district of Dunfermline, which is within walking distance of Railway Station, City Centre, well reputed primary and secondary schools, and excellent local amenities. A regular bus service operates along Garvock Hill and there is easy access to the M90 motorway for travel both north and south.

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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