



Stevenson Marshall
Property & Law

31 Birrell Drive
Dunfermline, KY11 8DW

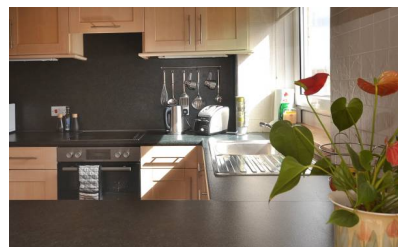
Offers over £189,000

31 Birrell Drive, Dunfermline

A modern semi detached villa with bright and spacious accommodation over three floors.

The flexible layout includes a reception hallway, full length lounge/dining room and kitchen at ground floor level, three bedrooms and modern shower room upstairs and bedroom 4/public room (garden access), bathroom and utility room on the lower floor.

Gas central heating is installed with large double glazed windows, good storage throughout and superb distant southerly views to rear.





Room sizes and accommodation

Ground floor

Entrance hallway

Full length lounge/dining :x 3.26m (23'4 x 10'9)

Kitchen :2.51m x 2.27m (8'3 x 7'6)

Upper floor

Bedroom 1:- 3.40m x 3.37m (11'2 x 11'1)

Bedroom 2 :-3.43m x 3.25m (11'3 x 10'8)

Bedroom 3 :-2.95m x 2.59m (9'8 x 8'6)

Shower room:- 1.89m x 1.73m (6'2 x 5'8)

Lower floor

Public room/bedroom 4 :-7.37m x 2.54m (24'2 x 8'4)

Bathroom:- 1.89m x 1.73m (6'3 x 5'8)

Utility room :-2.84m x 2.34m (9' x 7'8)



31 Birrell Drive, Dunfermline

The property benefits from private garden grounds to front and rear which features a lawn area, patio, shrubs, maximum privacy and a pleasant south facing aspect to rear. A driveway and garage to side offers ample off street parking.

Birrell Drive forms part of the desirable Pitcorthie district, located only 2 miles south of Dunfermline City Centre and Railway Station. Available close by are well reputed primary schools and high schools and a regular bus service operates. There are some local amenities and easy access to the Forth Road Bridges and M90 Motorway for travel both north and south.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



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.

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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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