



Stevenson Marshall
Property & Law

2 Linburn Road
Dunfermline, KY11 4LH

Offers in the region of £315,000

2 Linburn Road, Dunfermline

Immaculate throughout, a well proportioned detached bungalow in most convenient location with ample off street parking and private gardens.

There is a flexible internal layout, which includes a large entrance vestibule, open plan hallway, feature sunken lounge, dining/family room, bay windowed dining kitchen, lengthy inner hallway, four bedrooms, three en-suite shower rooms, WC/cloaks and utility room.

Gas central heating is installed with double glazed windows, good storage, quality wooden blinds, fitted security alarm and fire alarm systems and tasteful décor throughout.





Room sizes and accommodation

Entrance vestibule 2.60m x 2.17m (8'6 x 7'2)

Hallway

Lounge: 5.50m x 4.64m (18'1 x 15'2)

Dining room 4.75m x 3.98m (15'7 x 13'1)

Kitchen: 6.14m x 3.41m (20'2 x 11'2)

Inner hallway:

Bedroom 1: 4.19m x 3.46m (13'9 x 11'4)

En-suite: 2.07m x 1.61m (6'10 x 5'3)

Bedroom 2: 3.79m x 2.40m (12'5 x 7'10)

En suite :2.63m x 2.40m (8'8 x 7'11)

Bedroom 3 : 4.34m x 3.90m (14'3 x 12'9)

En suite :2.77m x 2.46m (9'1 x 8'1)

Bedroom 4: 4.65m x 3.15m (15'3 x 10'4)

WC/cloaks: 2.50m x 1.40m (8'2 x 4'7)

Utility room :2.84m x 2.47m (9'3 x 8'1)



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The gardens are mainly laid to lawn with a patio area, drying facilities, trees and flower beds. A driveway and double garage (with brand new electric doors) to side provide ample off street parking for several vehicles.

2 Linburn Road is within walking distance of Queen Margaret Rail Halt (services to Edinburgh). There are well reputed secondary and primary schools all within easy reach and the Leisure Park, Asda superstore, Park & Ride facility and Dunfermline City Centre are all approximately one mile away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular bus service operates close by.

Please note: All window blinds and white goods are included in the sale price.

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.



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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