



17 Golfdrum Street
Dunfermline, KY12 8EB

Offers in the region £100,000

A bright and spacious main door upper flat set within easy reach of City Centre and Railway Station.

There is an excellent internal layout which includes a reception hallway, bright dining lounge (with two large double glazed windows), dining kitchen (with appliances), two double bedrooms and bathroom. Gas central heating is installed with new double glazed windows, good storage, fresh decor throughout and pleasant outlooks.

Entrance hallway

Dining lounge:- 15'0 x 12'2 (4.57m x 3.72m)

Dining kitchen:- 11'7 x 11'0 (3.54m x 3.36m)

Bedroom 1:- 11'8 x 11'4 (3.55m x 3.47m)

Bedroom 2:- 9'1 x 7'11 (3.02m x 2.41m)

Bathroom:- 7'9 x 5'9 (2.36m x 1.74m)

There are private south facing gardens to rear which are mainly laid to lawn with chipped area to side. There are communal drying facilities and private parking space to side (left hand side of driveway).

Only a few minutes walk from Pittencrieff Park, Golfdrum Street is a popular residential area set within half a mile of Dunfermline City Centre and approximately one mile from Dunfermline Railway Station. There are excellent local amenities including a well reputed primary school and easy access to the M90 Motorway for travel both north and south. A regular bus service operates close by.

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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