



Stevenson Marshall
Property & Law

12 Whitemyre Court
Dunfermline, KY12 9PF

Offers over £337,000

12 Whitemyre Court, Dunfermline

A most impressive modern detached villa located within quiet setting with superb views to Fife Cycle Path and neighbouring countryside. Viewing a must!

There is an excellent internal layout which includes a reception hallway, lounge/dining room (with modern wall mounted electric fire), large conservatory, brand new luxury breakfasting kitchen (with integrated double oven, induction hob, marble work surfaces, cradle tap and island), utility room (garage access), WC/cloaks, upper landing, 4 bedrooms, contemporary master en-suite and luxury bathroom.

Gas central heating is installed with double glazed windows, tasteful decor, natural timber flooring, excellent storage, deep pile carpets and high specification finishing throughout.





Room sizes and accommodation

Entrance hallway

Lounge/dining room:-7.39m x 3.25m (24'3 x 7'8)

Conservatory:- 5.45m x 3.60m (17'11 x 11'10)

Kitchen :-3.29m x 3.28m (10'10 x 10'9)

Utility room:- 2.34m x 1.66m (7'8 x 5'5)

WC/cloaks 0.99m x 1.18m (3'3 x 3'11)

Upper landing

Bedroom 1:- 4.11m x 3.38m (13'6 x 11'1)

En-suite:- 2.02m x 2.14m (6'8 x 7'0)

Bedroom 2:- 2.81m x 2.10m (9'4 x 6'11)

Bedroom 3:- 3.07m x 3.97m (10'1 x 13'0)

Bedroom 4:- 3.17m x 1.71m (10'5 x 5'7)

Bathroom :- 2.72m x 2.45m (8'11 x 8'1)



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The neat garden ground features a large decked area, drying facilities, Astro Turf, water tap and maximum privacy. Worth highlighting are the superb open outlooks to rear. A driveway and garage to front provide ample off-street parking for several vehicles.

Whitemyre Court is a small cul de sac setting forming part of the much sought after Milesmark district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.

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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