



**Stevenson Marshall**  
Property & Law

3 Rosethistle Bank  
Dunfermline, KY12 7SW

Offers over £265,000



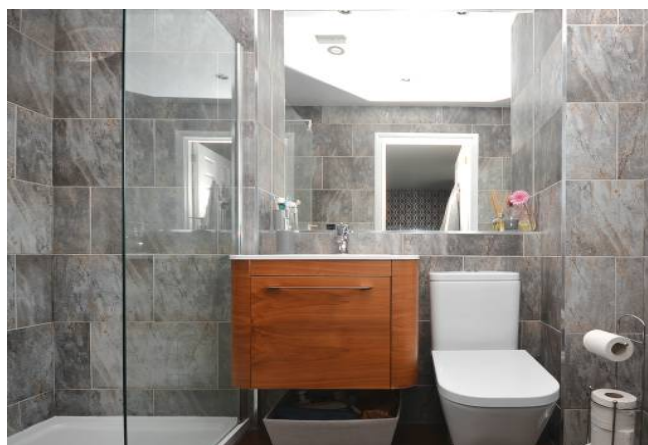
### 3 Rosethistle Bank, Dunfermline

Within walking distance of railway station and city centre, a modern executive mid terraced townhouse with many fine features throughout and peaceful woodland aspect to rear.

The superb internal layout includes a lengthy hallway (access to garage), dining kitchen and WC/cloaks on ground floor level, an impressive L-shaped dining lounge and master bedroom, with en-suite and walk in dressing room on the first floor and three further bedrooms and four piece family bathroom on the top floor.

Gas central heating is installed with quality double glazed windows, good storage, attractive French doors in both the lounge and dining kitchen and pleasant outlooks to rear.





## Accommodation and room sizes

### Ground floor

#### Entrance hallway

Dining Kitchen:- 5.65m (18'6") x 3.68m (12'1")

WC/cloaks:- 1.91m (6'3") x 1.21m (4')0

### First floor

Lounge:- 5.87m (19'3") x 5.69m (18'8")

Master bedroom 4.06m (13'4") x 3.72m (12'2")

En-suite :-2.39m (-7'10") x 1.52m (5')

### Top floor

Bedroom 2:- 3.94m (12'11") x 2.89m (9'6")

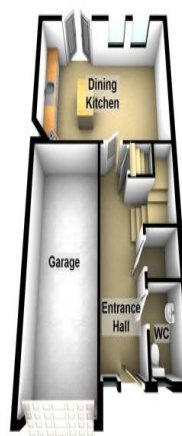
Bedroom 3:- 3.67m (12'1") x 2.65m (8'8")

Bedroom 4:- 2.83m (9'3") x 2.70m (8'10")

Bathroom:- 2.82m (9'3") x 2.13m (7')

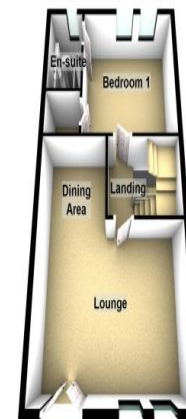
### Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



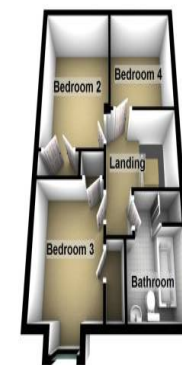
### First Floor

Approx. 54.9 sq. metres (589.9 sq. feet)



### Second Floor

Approx. 45.9 sq. metres (493.5 sq. feet)



Total area: approx. 154.9 sq. metres (1667.7 sq. feet)



## 3 Rosethistle Bank, Dunfermline

There are most attractive garden grounds which are mainly laid to lawn with generous patio area, numerous shrubs, water tap, maximum privacy and a west facing aspect to rear. An internal garage and monobloc driveway provide ample off-street parking for several vehicles. Visitor parking is also available.

Set back off St Johns Drive, Rosethistle Bank forms part of a small Tulloch Homes development by Transy Woodland and within walking distance of railway station, city centre, public park, excellent local amenities and well reputed schools. A regular bus service operates 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.

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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