



3 Corpach Drive
Dunfermline, KY12 7XG

Offers over £310,000

3 Cornach Drive, Dunfermline

Quietly situated within a generous corner plot, a well-proportioned detached villa located within desirable district of Dunfermline close to Railway Station and City Centre.

There is a flexible internal layout which includes a modern porch to front, reception hallway, lounge, conservatory, dining kitchen, utility room, dining room, with study off, downstairs WC/cloaks, upper landing, master bedroom, en-suite shower room, three further bedrooms and family bathroom.

Gas central heating is installed with double glazed windows, excellent storage and a flexible internal layout.





Accommodation and approximate room sizes:

Entrance porch 3.02m x 1.81m (9'11 x 5'11)

Reception hallway

Lounge 4.39 m x 6.47 m (14'5 x 21'2)

Conservatory 3.88m x 3.89 m (12'9 x 12'9)

Dining kitchen 5.69 m x 2.71 m (18'8 x 8'10)

Utility room 3.89 m x 1.39 m (12'9 x 4'6)

Dining room 3.79 m x 3.77 m (12'5 x 12'4)

Study off 3.00 m x 2.90 m (9'10 x 9'6)

WC/cloaks 1.65 m x 0.83 m (5'5 x 2'8)

Upper landing

Bedroom 1 3.29 m x 4.17 m (10'9 x 13'10)

En suite shower rm 3.04 m x 1.80 m (9'11 x 5'11)

Bedroom 2 3.50 m x 2.65 m (11'5 x 8'8)

Bedroom 3 3.83 m x 3.78 m (12'6 x 12'5)

Bedroom 4 2.89 m x 2.67 m (9'5 x 8'9)

Bathroom 1.86 m x 3.39 m (6'1 x 11'1)

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The mature garden ground boasts a host of flower beds, shrubs, a well-manicured lawn, many trees, patio area, maximum privacy and a south facing aspect to rear. A large driveway and double garage to side provide ample off street parking for several vehicles.

Corpach Drive forms part of a much sought after location near Pittencrieff Park and within walking distance of the City Centre and Railway Station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Well-reputed primary and secondary schools are also within walking distance.

Viewing: An appointment to view can be made by contacting the selling agents on 0138 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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