



Stevenson Marshall
Property & Law

5 Leadburn Avenue
Wellwood, Dunfermline, KY12 0NU

Offers over £120,000

A well proportioned mid terraced villa in quiet location with garden ground to front and rear.

There is a good internal layout which includes a reception hallway, full length lounge/diner, dining kitchen, WC/cloaks, upper landing, 3 double bedrooms and shower room.

Gas central heating is installed with double glazed windows and excellent storage throughout.

Entrance hallway
Lounge/dining 7.02m x 3.61m (23'0 x 11'10)
Dining kitchen 3.88m x 2.99m (12'9 x 9'9)
WC
Upper landing
Bedroom 1 4.66m x 3.44m (15'4 x 11'5)
Bedroom 2 3.83m x 3.02m (12'7 x 9'11)
Bedroom 3 4.14m x 3.12m (13'7 x 10'3)
Shower room 2.56m x 2.06m (8'6 x 6'9)

The garden grounds feature a neat lawn, patio area, drying facilities and a useful outbuilding. There is on street parking to front.

Wellwood lies approximately 1 mile north of Dunfermline City Centre and within easy walking distance of Queen Anne High School. There is a local shop and regular bus service to Dunfermline and surrounding area. For the commuter there is easy access to the M90 Motorway for travel both north and south and Queen Margaret Railway Halt is only a five minute drive.

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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