



Stevenson Marshall
Property & Law

25 Fillan Street
Dunfermline, KY11 8ZB

Offers over £145,000

A beautifully presented mid terraced villa in quiet location with neat garden ground to front and rear.

There is a good internal layout which includes a bright lounge (with feature open plan staircase), dining kitchen (integrated appls), WC/cloaks, upper landing, two double bedrooms and bathroom.

Gas central heating is installed with double glazed windows, contemporary flooring, good quality carpets, fresh décor and excellent storage throughout.

Lounge 4.32m x 4.86m (14'2 x 15'11)
Dining kitchen 3.46m x 2.64m (11'4 x 8'8)
WC/cloaks 2.51m x 1.47m (8'3 x 4'10)
Upper landing
Bedroom 1 4.54m x 2.84m (14'10 x 9'4)
Bedroom 2 4.13m x 2.67m (13'7 x 8'9)
Bathroom 2.40m x 2.26m (7'10 x 7'5)

The neat gardens boast quality decking, Astro turf and feature built in seating area. There is ample off street parking to front. Fillan Street forms part of a new development located approximately 3 miles south east of Dunfermline City Centre. There is a Tesco supermarket, Fife Leisure Complex and Halbeath Park and Ride facility available close by. Both primary and secondary schools are within walking distance. For the commuter there is ready access to the M90 Motorway for travel both north and south and a regular bus service operates.

Viewing: An appointment to view can be made by 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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