



Stevenson Marshall
Property & Law

7 Eglingtoun Drive
Dunfermline, KY12 9YL

Offers over £315,000

7 Eglington Drive, Dunfermline

A most impressive detached villa in much sought after location, close to local amenities and only one mile from Dunfermline City Centre.

There is a flexible internal layout which includes a spacious hallway, large lounge, dining room, breakfasting kitchen, contemporary WC/cloaks, upper landing, four bedrooms, master en-suite and family bathroom.

Gas central heating is installed with feature double glazed windows, French doors, fresh décor, spacious wardrobes in 3 bedrooms and excellent storage throughout (including utility cupboard in reception hallway).





Room sizes

Reception hallway

3.45m x 1.91m (11'4 x 6'3)

Lounge

4.32m x 6.58m (14'2 x 21'7)

WC/cloaks

2.44m x 0.84m (8'0 x 2'9)

Dining room

3.51m x 3.73m (11'6 x 12'3)

Kitchen

3.38m x 2.92m (11'1 x 9'7)

Upper landing

Bedroom 1

3.64m x 3.26m (11'11 x 10'9)

En-suite

1.68m x 2.51m (5'6 x 8'3)

Bedroom 2

3.66m x 2.95m (12'0 x 9'8)

Bedroom 3

2.77m x 2.67m (9'1 x 8'9)

Bedroom 4

3.25m x 2.51m (10'8 x 8'3)

Bathroom

1.93m x 2.01m (6'4 x 6'7)

Double garage

5.87m x 5.66m (19'3 x 18'7)

7 Eglington Drive, Dunfermline

The superb garden ground boasts a large lawn, sunny patio area, numerous shrubs, mature trees, water tap and drying facilities. A spacious driveway and double garage (with electric doors) provide ample off street parking for several vehicles.

Quietly situated, Eglington Drive is set within a desirable residential area, forming part of the much sought after Milesmark district. 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.

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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk