



16 Aytoun Grove
Dunfermline, KY12 9YA

Offers over £175,000

16 Aytoun Grove, Dunfermline

Immaculate throughout, a bright and spacious semi-detached villa with stunning mature garden ground to front and rear.

There is a good internal layout which includes a large reception hallway, lounge/dining room, luxury kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage, fresh décor, quality flooring throughout and superb distant views to front.





Lounge/dining

Kitchen

Upper landing

Bedroom 1

3.78m x 3.39m (12'5 x 11'2)

Bedroom 2

Bedroom 3

Bathroom

2.15m x 3.02m (7'0 x 9'11)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with MapInfo 02021

The most impressive garden ground features a host of flower beds, shrubs, trees and a well manicured lawn. There is a summerhouse, water tap, drying facilities and patio area. The driveway and garage provide ample off street parking for several vehicles.

Quietly situated, Aytoun Grove 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.

espc rightmove



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