



Stevenson Marshall
Property & Law

103 West Baldrige Road
Dunfermline, KY12 9GW

Offers over £tbc

103 West Baldridge Road

A modern detached villa with beautifully presented accommodation and neat south facing garden to rear.

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

Gas central heating installed with double glazed windows, fresh décor, good storage and feature wooden blinds throughout.





Room sizes and accommodation

Family room

2.60m x 4.01m (8'6" x 13'2")

Lounge

4.26m x 4.19m (14'0" x 13'9")

Dining room

3.01m x 2.89m (9'10" x 9'5")

Inner hallway

Breakfasting kitchen

3.57m x 3.41m (11'8" x 11'2")

WC/cloaks

1.64m x 1.07m (5'4" x 3'6")

Upper landing

Bedroom 1

3.44m x 3.16m (11'4" x 10'4")

En-suite

1.94m x 1.30m (6'4" x 4'3")

Bedroom 2

3.68m x 3.33m (12'1" x 10'11")

Bedroom 3

3.41m x 2.92m (11'2" x 9'7")

Bathroom

3.49m x 2.19m (11'5" x 7'3")



The property boasts attractive gardens which are mainly laid to lawn with generous patio area, raised decking, drying facilities and feature palm tree and south facing aspect to rear. A large driveway to front provides ample off street parking for several vehicles.

West Baldrige Road forms part of the sought after Milesmark district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools and Pittencrieff Park are within walking distance. Dunfermline City Centre and Railway Station are 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.

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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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