



**Stevenson Marshall**  
Property & Law

18 Walls Place  
Dunfermline, KY11 4RF

Offers over £115,000

## 18 Walls Place, Dunfermline

A well presented mid terraced villa in sought after location with neat south facing garden to rear.

The property boasts a good internal layout which includes a reception hallway, full length lounge, dining kitchen, upper landing, two double bedrooms and four piece bathroom.

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

### Room sizes and accommodation

Entrance hallway

Lounge:- 5.10m x 3.61m (16'9 x 11'10)

Dining kitchen:- 3.60m x 3.37m (11'10 x 11'1)

Upper landing

Bedroom 1 :-3.91m x 3.91m (12'10 x 12'10)

Bedroom 2:- 3.89m x 3.32m (12'9 x 10'11)

Bathroom :-2.80m x 1.96m (9'2 x 6'5)

The attractive gardens are mainly chipped for ease of maintenance, with a south facing aspect and generous sunny patio. There is a small area of garden with flower beds to front.

Walls Place forms part of a popular residential estate situated on the southern outskirts of Dunfermline, off Aberdour Road. Available within half a mile are well reputed primary and secondary schools, Tesco supermarket and Fife Leisure complex. For the commuter, the M90 Motorway (for travel both north and south) can be reached quickly and easily and Dunfermline Railway Station is approximately 1.5 miles away. There is a regular bus service and excellent local shops available within the immediate vicinity.



## 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](http://www.stevenson-marshall.co.uk)