



**Stevenson Marshall**  
Property & Law

47 Leys Park Grove  
Dunfermline, KY12 0DF

Offers over £160,000

## 47 Leys Park Grove, Dunfermline

With lift access, a bright and spacious 2nd floor flat in quiet, yet central location close to Dunfermline Railway Station and City Centre.

There is a good internal layout which includes a large reception hallway, impressive lounge (with Juliette balcony), luxury kitchen, 2 good sized bedrooms, en-suite and bathroom.

Gas central heating is installed with large double glazed windows, fresh decor, excellent storage, pleasant open outlooks and maximum privacy.

Entrance hallway

Lounge :-5.13m x 4.47m (16'8 x 14'6)

Kitchen:- 3.69m x 2.85m (12'1 x 9'3)

Bedroom 1:- 4.97m x 2.73m (16'4 x 9'0)

En suite:- 1.33m x 1.54m (4'5 x 5'1)

Bedroom 2:- 3.68m x 2.68m (12'1 x 8'9)

Bathroom:- 2.04m x 1.70m (2.03m x 5'7)

All apartments offer lift access allowing easy access to all floors. There is ample resident parking, along with additional visitor parking located within the development.

Leys Park Grove (located off Appin Crescent) forms part of a highly sought-after new development, within walking distance of Dunfermline Railway Station, City Centre, cycle path and excellent local amenities, include doctor surgery, pharmacy and good schools. There is easy access to the M90 motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141



## 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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