



**Stevenson Marshall**  
Property & Law

16 Transy Grove  
Dunfermline, KY12 7QP

Offers over £270,000

## 16 Transy Grove, Dunfermline

A charming semi-detached bungalow with impressive rear extension, situated within desirable conservation area close to Dunfermline City Centre, railway station and public parks.

There is a flexible internal layout which includes an entrance vestibule, reception hallway, large lounge/dining area to rear (with French doors featuring remote controlled sky lights), rear vestibule, kitchen, pantry, three bedrooms and shower room.

Gas central heating is installed with double glazed windows, good storage and many period features, such as original stain glass doors, fireplace bedrooms, wall cabinet, pantry, hallway arch and deep window sills. There are pleasant outlooks to front and rear.





## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge:-7.63m x 3.38m (25'3 x 11'8)

Rear vestibule

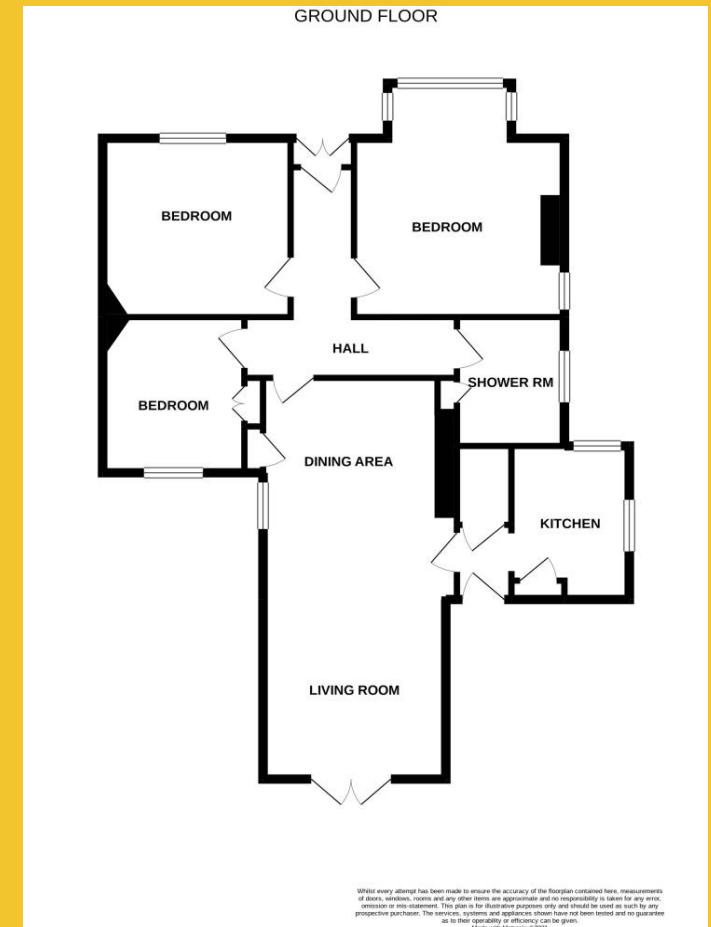
Kitchen:- 3.45m x 2.58m (11'3 x 8'4)

Bedroom 1:- 4.33m x 3.49m (14'2 x 11'4)

Bedroom 2:- 4.11m x 3.38m (13'1 x 11'8)

Bedroom 3:- 3.20m x 2.83m (10'4 x 9'2)

Shower room:- 2.70m x 2.37m (7'7 x 8'8)



## 16 Transy Grove, Dunfermline

The property boasts mature gardens to front and rear which include a generous lawn, patio area, pergola, numerous flower beds, shrubs, and west facing aspect to rear. A long driveway and garage to side provide ample off street parking for several vehicles.

With attractive woodland centre circle, Transy Grove is a long established and highly desirable residential area enjoying an attractive and convenient setting within walking distance of Railway Station, Dunfermline City Centre, public parks and Carnegie Hall. For the Commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine Bridge and Queensferry Crossing.

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.



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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