



Stevenson Marshall
Property & Law

31 Thimblehall Drive
Dunfermline, KY12 7RH

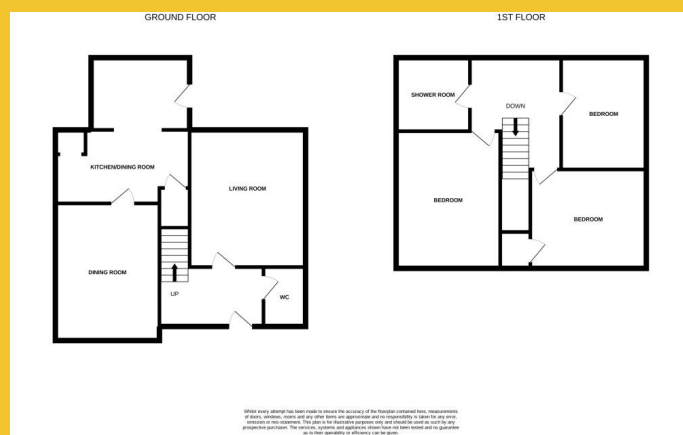
Offers over £230,000

31 Thimblehall Drive, Dunfermline

A well proportioned detached villa in desirable location with mature south facing garden to rear.

There is a flexible internal layout which includes a reception hallway, lounge, family/dining room, dining room, archway to kitchen, WC/cloaks, upper landing, three double bedrooms (access to floored attic/play room off bedroom 2) and modern shower room.

Gas central heating is installed with double glazed windows, good storage, pleasant outlooks and useful floored attic (with power, light, Velux windows and fixed staircase).





Room sizes and accommodation

Entrance hallway

WC/cloaks: 1.69m x 1.53m (5'6 x 5'1)

Lounge: 4.86m x 3.62m (15'11 x 11'10)

Family/dining rm: 4.33m x 3.82m (14'2 x 11'6)

Dining room: 4.53m x 2.42m (14'10 x 7'11)

Kitchen: 3.61m x 2.72m (11'10 x 8'11)

Upper landing

Bedroom 1: 4.86m x 4.07m (15'11 x 13'4)

Bedroom 2: 3.30m x 2.91m (10'10 x 9'6)

Bedroom 3: 3.85m x 3.70m (12'7 x 12'2)

Shower room: 2.80m x 2.08m (9'2 x 6'10)

Floored attic: 6.93m x 3.64m (22'9 x 11'0)



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The property benefits from generous garden ground to front and rear, which is mainly laid to lawn with drying facilities, mature shrubs, timber garden shed and sunny patio area. A driveway and tandem garage provide ample off- street parking for several vehicles.

Quietly situated, Thimbehall Drive forms part of the much sought-after Garvock district, which is located within walking distance of railway station, city centre, well reputed primary and secondary schools and excellent local amenities. A regular bus service operates and there is easy access to the M90 motorway for travel both north and south.

Viewing: An appointment to view can be arranged 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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