



Stevenson Marshall
Property & Law

83 Garvock Hill
Dunfermline, KY12 7UT

Offers over £200,000

83 Garroch Hill, Dunfermline

A well proportioned detached villa with flexible layout, in highly sought after location close to town centre and railway station.

Accommodation comprises: Entrance porch, reception hallway, lounge, sitting room (with staircase to large basement), bedroom/dining room, dining kitchen, wet room, upper landing and 3 bedrooms (bedroom 3 with en-suite).

Electric heating is installed with double glazed windows, excellent storage throughout and security alarm system.





Accommodation and room sizes

Entrance porch

Reception hallway

Lounge:- 6.14m x 4.59m (20'2 x 15'1)

Sitting room :- 4.45m x 3.93m (14'7 x 11'2)

Basement:- 5.47m x 3.28m (17'11 x 10'8)

Downstairs bedroom :- 3.84m x 3.37m (12'7 x 7'9)

Dining kitchen:- 4.43m x 3.13m (14'6 x 10'4)

Wetroom:- 2.52m x 2.25m (8'3 x 7'4)

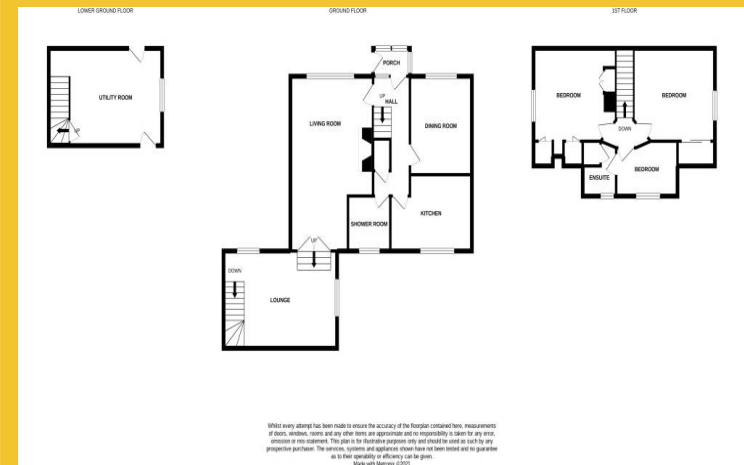
Upper landing

Bedroom 1:- 4.28m x 3.11m (14'0 x 10'3)

Bedroom 2:- 3.86m x 3.31m (12'8 x 10'11)

Bedroom 3:- 2.84m x 2.18m (9'4 x 7'2)

En suite:- 2.38m x 1.25m (7'9 x 4'1)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency at the time.
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83 Garvock Hill, Dunfermline

There are generous garden grounds to front and rear which are mainly laid to lawn, with drying facilities provided, numerous shrubs, trees, flower beds and maximum privacy. Access door to large basement. A driveway and garage to side provide ample off street parking for several vehicles.

Garvock Hill forms part of a desirable district of Dunfermline which is within walking distance of railway station, town centre, well reputed primary and secondary schools, and excellent local amenities. A regular bus service operates along Garvock Hill and there is easy access to the M90 motorway, for travel both north and south.

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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