



**Stevenson Marshall**  
Property & Law

9 The Castings  
Dunfermline, KY12 9AU

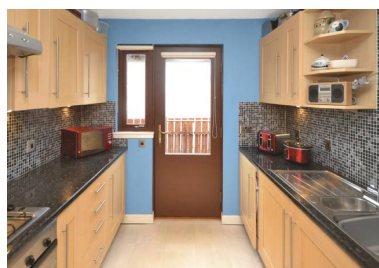
Offers over £259,995

## 9 The Castings, Dunfermline

With peaceful bridle path to rear, a modern detached bungalow with impressive mature garden grounds and ample off street parking.

There is a good internal layout which includes an entrance vestibule, feature open plan lounge and dining room, hallway, kitchen, three bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows throughout, natural timber flooring, good storage, flexible layout and disabled access.







Lounge: 4.09m x 3.53m (13'5 x 11'7)

Dining room: 3.44m x 2.51m (11'4 x 8'3)

Kitchen: 3.44m x 2.51m (11'4 x 8'3)

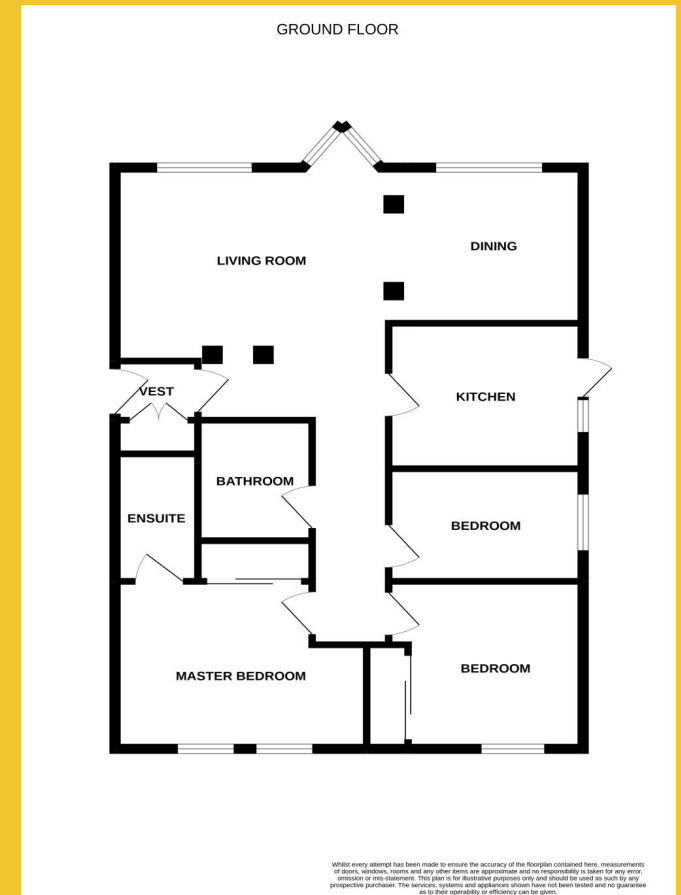
Bedroom 1: 3.69m x 2.90m (12'1 x 9'7)

En suite: 2.72m x 1.36m (9'1 x 4'5)

Bedroom 2: 3.38m x 3.01m (11'2 x 9'11)

Bedroom 3: 3.41m x 2.05m (11'3 x 6'9)

Bathroom: 2.19m x 1.70m (7'2 x 5'0)



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The superb mature gardens boast a host of flower beds, large lawn, patio area, trees, drying facilities, summer house, maximum privacy and pleasant outlooks to rear. Dunfermline Bridle Path is located to rear. A monobloc driveway and garage to side provide ample off-street parking for several vehicles.

The Castings forms part of the much sought after Parkneuk district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

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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