



Stevenson Marshall
Property & Law

15 Wallace Street
Dunfermline, KY11 4QP

Offers over £150,000

Set within large corner plot adjacent to the Rex Public Park, a traditional semi-detached villa with generous garden grounds, open aspect and excellent off-street parking.

There is a good internal layout which includes a reception hallway, lounge, inner hallway, kitchen, wet room, utility room, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage and pleasant outlooks.

Entrance hallway

Lounge:- 4.40m x 3.92m (14'5 x 12'10)

Inner hallway

Kitchen:- 3.18m x 2.40m (10'5 x 7'11)

Utility room:- 2.29m x 1.35m (7'6 x 4'45)

Wet Room 2.14m x 1.96m (7'0 x 6'5)

Upper landing

Bedroom 1:- 4.10m x 3.26m (13'5 x 10'8)

Bedroom 2:- 3.85m x 3.75m (12'7 x 12'4)

Bedroom 3:- 3.40m x 2.45m (11'3 x 8'0)

Bathroom:- 2.04m x 1.95m (6'8 x 6'5)

The garden is mainly laid to lawn with large trees, patio area, timber garden shed, open outlooks, drying facilities and scope for sizeable property extension (subject to planning). There is a large paved driveway to side which provides ample off street parking for several vehicles.

Wallace Street is a small cul de sac setting located off St Andrew's Street, forming part of the popular Brucefield area of Dunfermline. There are attractive tree lined streets, good local amenities, excellent Indian restaurant, bars, hotels, primary and secondary schooling and Dunfermline Railway Station is also within walking distance. For the commuter, there is easy access to the M90 motorway for travel both north and south and an excellent bus service operates within the immediate vicinity.

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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