



Stevenson Marshall
Property & Law

44 Almond Road
Dunfermline, KY11 4BX

Offers over £90,000

44 Almond Road, Dunfermline

A bright and spacious semi detached villa in quiet setting with west facing garden to rear.

There is a good internal layout which includes a reception hallway, full length lounge/diner, kitchen, upper landing, two double bedrooms and bathroom (with original cast iron bath).

Gas central heating is installed with double glazed windows and good storage throughout.

Room sizes and accommodation

Entrance hallway

Lounge 5.34m x 3.02m (17'6 x 9'11)

Kitchen 3.89m x 2.24m (12'9 x 7'4)

Upper landing

Bedroom 1 4.79m x 3.09m (15'8 x 10'0)

Bedroom 2 4.07m x 2.73m (13'5 x 9'0)

Bathroom 1.96m x 1.82m (6'5 x 5'11)

There are mature gardens to front and rear which are mainly laid to lawn with many shrubs and trees.

Almond Road is located within walking distance of excellent local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. An excellent bus service operates within the immediate vicinity and Dunfermline Railway Station 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.



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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk