



**Stevenson Marshall**  
Property & Law

48 Moulin Way  
Dunfermline, KY12 7RZ

Offers over £235,000

## 48 Moulin Way, Danfermline

A beautifully presented modern detached villa in desirable location with neat mature gardens and private aspect (local cycle path to rear).

There is a good internal layout which includes entrance vestibule, WC/cloaks, full length lounge/diner (with feature open plan staircase), modern kitchen (with Bosch & Neff integrated appliances), utility room, upper landing, three bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, good storage, tasteful décor, quality carpets, pleasant outlooks and excellent garage conversion or rear extension opportunities (subject to planning).





### Room sizes and accommodation

Entrance vestibule:- 2.24m x 0.69m (7'4m x 2'3)

WC/cloaks:- 2.07m x 1.45m (6'10 x 4'9)

Lounge:- 7.00m x 4.31m (23'0 x 14'2)

Kitchen:- 4.05m x 2.15m (13'4 x 7'1)

Utility room:- 2.55m x 1.51m (8'4 x 5'0)

### Upper landing

Bedroom 1:- 3.67m x 3.03m (12'1 x 9'11)

En-suite:- 2.26m x 1.93m (7'5 x 6'4)

Bedroom 2:- 3.33m x 3.12m (10'11 x 10'3)

Bedroom 3:- 3.30m x 2.58m (10'10 x 8'6)

Bathroom:- 2.50m x 1.79m (9'6 x 5'11)



## 48 Moulin Way, Dunfermline

The mature gardens boast a host of flower beds, shrubs, trees and timber garden shed. There is a large patio area, well manicured lawn, drying facilities and maximum privacy. The tree lined cycle path directly to the rear of the property, offers a peaceful setting and an abundance of wildlife.

A driveway and garage to front offer ample off street parking for several vehicles.

Moulin Way is located off Halbeath Road and forms part of a small development within walking distance of Queen Margaret Rail halt and excellent local amenities, including well-reputed schools. Dunfermline City Centre and public parks are approximately one mile away. A regular bus service operates close by and there is easy access to Halbeath Park & Ride facilities and 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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