



**Stevenson Marshall**  
Property & Law

87 West Baldrige Road  
Dunfermline, KY12 9AW

Offers over £160,000

## 87 West Baldrige Road, Dunfermline

A modern end terraced villa in sought after location close to town centre and excellent local amenities.

There is an excellent internal layout which includes an entrance hallway, lounge, dining kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, new front door and good storage throughout.

Lounge:- 4.79m x 3.98m (15'8 x 13'1)  
Dining kitchen:- 4.17m x 2.58m (13'8 x 8'6)  
Upper landing  
Bedroom 1:- 3.83m x 3.10m (12'6 x 10'2)  
Bedroom 2:- 3.01m x 3.19m (9'11 x 10'6)  
Bedroom 3:- 3.76m x 2.07m (12'4 x 6'9)  
Bathroom:- 1.98m x 1.84m (6'6 x 6'1)

There is a small open plan garden area to front and neat fully enclosed rear garden which feature a patio area, large lawn and drying facilities. A driveway to side provides ample off street parking for several vehicles.

87 West Baldrige Road forms part of the sought after Milesmark district of Dunfermline. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools and Pittencrieff Park are within walking distance and Dunfermline City Centre and Railway Station are 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.

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