



**Stevenson Marshall**  
Property & Law

41 Neidpath Place  
Dunfermline, KY12 0XJ

Offers over £260,000

## *41 Neidpath Place, Dunfermline*

A modern detached bungalow in quiet cul de sac setting, with flexible accommodation and neat garden grounds.

There is a good layout which includes a reception hallway, lounge, conservatory, dining kitchen, three bedrooms and shower room

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





## Entrance hallway

Lounge: 4.71m x 4.12m (15'5 x 13'6)

Conservatory: 3.69m x 2.69m (12'1 x 8'10)

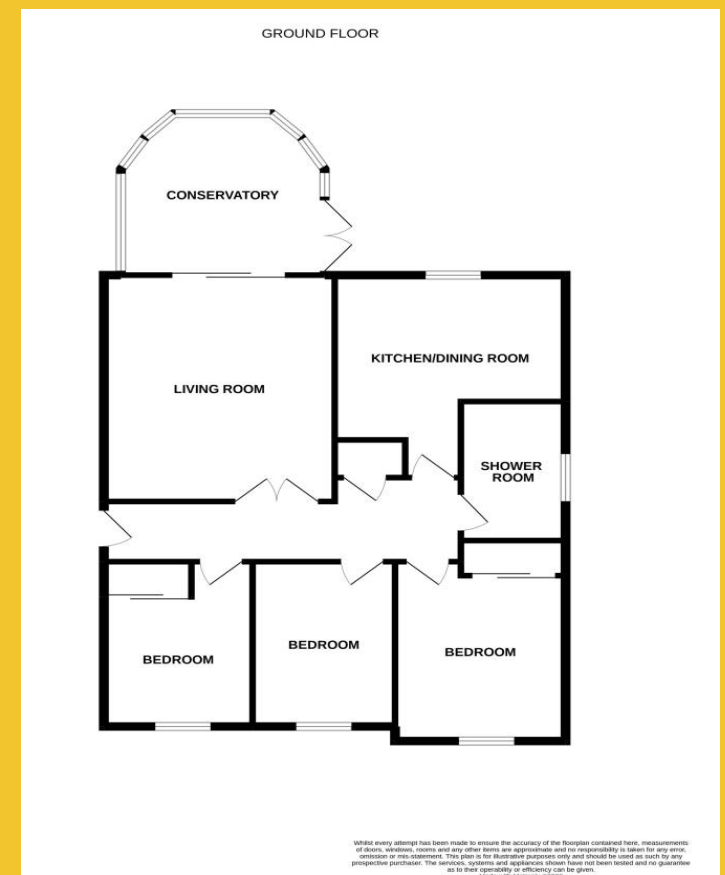
Dining kitchen: 4.42m x 4.21m (14'6 x 13'10)

Bedroom 1: 4.14m x 2.91m (13'7 x 9'7)

Bedroom 2: 3.67m x 2.77m (12'1 x 9'1)

Bedroom 3: 3.76m x 2.47m (12'4 x 8'2)

Shower room: 2.70m x 2.14m (8'11 x 7'0)



## 41 Neidpath Place, Dunfermline

The property benefits from attractive garden grounds which feature a host of shrubs, trees, flower beds, lawn section and patio. There is a water tap and drying facilities to rear. A spacious driveway and garage (with remote controlled door) provide ample off street parking for several vehicles.

Neidpath Place is quietly situated within a desirable residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are good local amenities and secondary and primary schools all within easy reach and Dunfermline Town Centre is approximately one mile away. The M90 Motorway can be reached quickly and easily and a regular bus service operates in the immediate vicinity.

Viewing: An appointment to view can be made by contacting 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](http://www.stevenson-marshall.co.uk)**