



Stevenson Marshall
Property & Law

2 Craiguscar Lane
Dunfermline, KY12 9JB

Offers over £360,000

2 Craighuscar Lane, Dunfermline

Immaculate throughout, a modern detached villa in small cul-de-sac setting, with attractive south-facing gardens to rear and ample off-street parking to front.

There is a flexible internal layout which includes an entrance vestibule, large reception hallway (with feature open plan staircase and bespoke balustrade), bay windowed lounge, dining room, double bedroom, Jack and Jill shower room, dining kitchen, conservatory (with tiled roof), utility room, upper landing, full length master bedroom, four piece en-suite bathroom, two further double bedrooms and Jack and Jill shower room.

The property has gas central heating (boiler less than 2 years old), large double glazed windows, natural timber flooring, luxury carpets, modern security alarm, excellent storage (including Hammonds fitted wardrobes) and tasteful décor throughout. The dining kitchen features Quartz worktops, high specification appliances, including Neff double oven, Siemens induction hob, American Style fridge freezer (with ice maker), integrated fridge freezer and dishwasher. All appliances are included in the sale price. Worth highlighting, are the discreet south and east facing solar panels which generate an income of approximately £1200.00 per annum.





Accommodation and room sizes

- Entrance vestibule
5' 3" x 8' 9" (1.6m x 2.67m)
- Entrance hallway
14' 11" x 9' 1" (4.54m x 2.77m)
- Dining Room
14' 4" x 12' 2" (4.38m x 3.7m)
- Lounge
18' 11" x 15' 3" (5.78m x 4.64m)
- Dining Kitchen
10' 9" x 19' 2" (3.28m x 5.84m)
- Conservatory
16' 10" x 11' 8" (5.14m x 3.56m)
- Utility Room
5' 8" x 9' 3" (1.73m x 2.81m)
- Downstairs bedroom
13' 2" x 10' 4" (4m x 3.14m)
- Jack and Jill Shower room
6' 10" x 6' 8" (2.08m x 2.02m)
- Upper landing
- Master Bedroom
12' 4" x 21' 11" (3.75m x 6.69m)
- En-Suite Bathroom / WC
7' 10" x 9' 5" (2.39m x 2.87m)
- Bedroom 2
11' 9" x 13' 9" (3.57m x 4.2m)
- Jack and Jill Shower room
6' 4" x 7' 1" (1.92m x 2.16m)
- Bedroom 3
10' 6" x 11' 2" (3.21m x 3.39m)



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The property boasts impressive garden grounds to front and rear which feature a host of flower beds, mature trees, shrubs, sunny patio and maximum privacy. There are drying facilities provided, metal garden shed to side, well-manicured lawn, water tap and south facing aspect to rear. A large monobloc driveway and single garage (with remote controlled door and storage area) provide ample off-street parking for several vehicles.

Craigluscar Lane is a small cul de sac located off Craigluscar Road, on the outskirts of Dunfermline/A907. Dunfermline Town Centre and railway station are within easy reach, as are excellent local amenities, primary and secondary schooling and leisure facilities. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Dunfermline Town Centre is approximately two miles 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