



Stevenson Marshall
Property & Law

Hillpark West
Methven Drive, KY12 0AH

Offers over £425,000

Hillpark West, Methven Drive

An executive detached villa (Premier Homes 2020) with most impressive fixtures and fittings throughout and south facing garden ground to rear.

There is an excellent internal layout, which includes a large reception hallway (with feature oak staircase finish), lounge, bespoke dining kitchen (with integrated appliances and bi-fold doors), utility room, shower room, upper landing, four double bedrooms (with fitted wardrobes), two en-suite shower rooms and family bathroom.

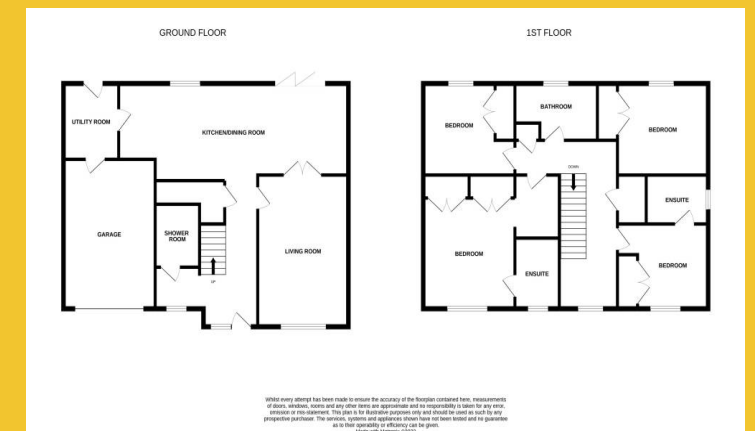
Hive smart energy system is installed with high performance insulation, large double-glazed windows, media outlets, discreet solar panels, good storage and high specification fixtures and fittings.





Room sizes and accommodation

- Entrance hallway
- Lounge
11'11 x 17'2 (3.63m x 5.23m)
- Kitchen/family dining
8.74m x 3.41m (28'8 x 11'2)
- Utility room
2.54m x 1.85m (8'4 x 6'1)
- Shower room
1.72m x 2.31m (5'8 x 7'7)
- Upper landing
- Master bedroom
5.34m x 4.63m (17'6 x 15'2)
- En-suite
1.70m x 2.70m (5.7m x 8'10)
- Bedroom 2
3.63m x 3.10m (11'11 x 10'2)
- En-suite
2.39m x 1.53m (7'10 x 5'0)
- Bedroom 3
3.63m x 3.23m (11'11 x 10'7)
- Bedroom 4
3.63m x 3.23m (11'11 x 10'7)
- Bathroom
3.18m x 2.00m (10'5 x 6'7)
- Floor area 183 sqm
- Garage 3.52m x 6.00m (11'6 x 19'8)

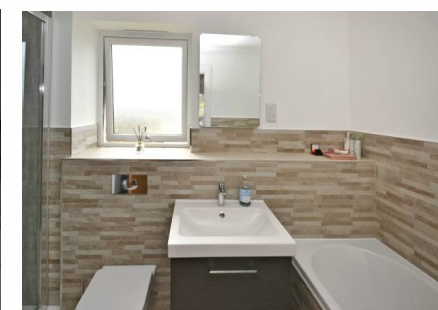
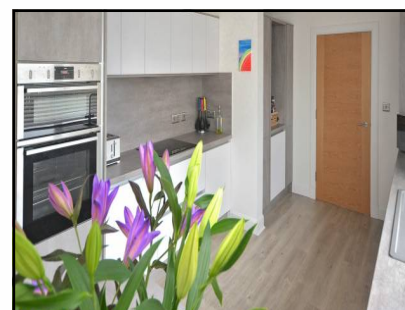


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The property benefits from neat garden ground to front and rear, which features a well-manicured lawn, bi-fold doors from kitchen, water tap and south facing aspect to rear. An integral garage and driveway provide ample off-street parking for several vehicles.

Hillpark West forms part of a small development comprising of 4 detached properties off Methven Drive/Townhill Road. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges. Dunfermline Town Centre and Railway Station are within walking distance.

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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