



**Stevenson Marshall**  
Property & Law

33 Brucefield Avenue  
Dunfermline, KY11 4TD

Offers over £110,000

## 33 Brucefield Avenue, Dunfermline

A traditional main door ground floor flat with all accommodation on one level and private garden areas, with outbuilding to rear.

A flexible internal layout includes reception hallway, lounge, kitchen, two bedrooms, rear hallway and shower room.

Gas central heating and double glazed windows are installed with good storage throughout and period features.

### Room sizes and accommodation

Entrance hallway

Lounge:- 4.32m x 3.57m (14'3 x 11'9)

Kitchen:- 3.32m x 2.37m (10'11 x 7'9)

Bedroom 1:- 4.57m x 4.15m (15'0 x 13'8)

Bedroom 2:- 3.61m x 2.38m (11'10 x 7'10)

Shower room:- 2.36m x 2.06m (7'9 x 6'9)

There is a private garden to front and private south facing garden areas to rear, with outbuilding and patio area. Communal drying facilities are provided and the garden features the original Anderson Shelter from WW2!

Brucefield Avenue forms part of a highly sought after residential district of Dunfermline, located within walking distance of Dunfermline Railway Station, City Centre and excellent local amenities including Doctors Surgery, Pharmacy and good schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates.

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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