



Stevenson Marshall
Property & Law

65 Scotland Drive
Dunfermline, KY12 7TP

Offers over £350,000

65 Scotland Drive, Dunfermline

A superb detached family home with garden grounds to front and rear, patio, open views, garage and large mono block driveway providing ample off street parking.

The flexible layout includes entrance hall, spacious lounge, dining kitchen (large central island, dining area and bi-fold doors to the rear garden), sun room (with patio doors), utility room, five bedrooms (master bedroom with en-suite), family bathroom, large floored attic and downstairs toilet.

Gas central heating and double glazed windows are installed with good storage throughout. Elevated position with open views to front and small greenbelt areas to side and rear.





Room size and accommodation

Entrance hallway: 4.53m x 3.12m (14'8 x 10'2)

Lounge: 5.07m x 3.92m (16'6 x 12'8)

Dining Kitchen: 6.58m x 3.04m (21'5 x 9'9)

Sun/family room: 3.77m x 2.03m (12'3 x 6'6)

Utility room: 2.49m x 2.43m (8'1 x 7'9)

Upper Landing

Bedroom 1: 4.29m x 3.38m (14'0 x 11'1)

En-suite: 2.32m x 1.59m (7'6 x 5'2)

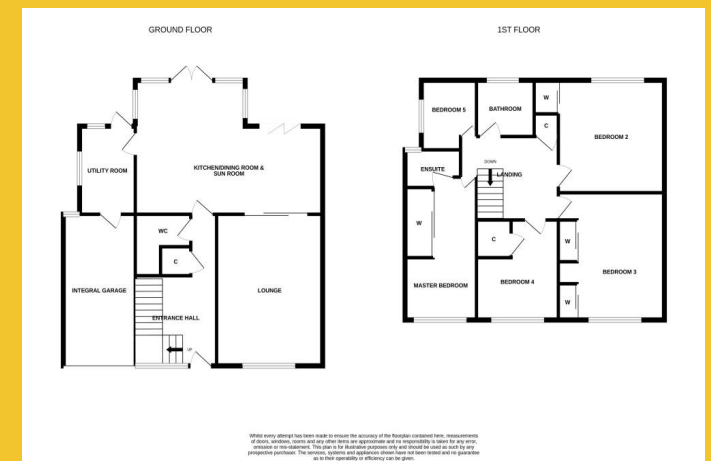
Bedroom 2: 4.04m x 3.39m (13'2 x 11'2)

Bedroom 3: 4.12m x 3.92m (13'5 x 12'8)

Bedroom 4: 3.12m x 2.96m (10'2 x 9'7)

Bedroom 5/study: 2.56m x 2.43m (8'3 x 7'9)

Bathroom: 2.27m x 2.16m (7'4 x 7')



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There are good sized gardens to front and rear which feature lawn areas, mature trees, extensive patio, integral single car garage and large mono block driveway providing ample off street parking for several vehicles. The rear gardens are fully enclosed and ideal for children and pets to play safely.

Scotland Drive forms part of a much sought after Garvock Hill district of Dunfermline which is within walking distance of Railway Station, City Centre, well reputed primary and secondary schools and excellent local amenities. A regular bus service operates along Garvock Hill and there is easy access to the M90 motorway for travel both north and south.

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.

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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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