



72 Clunie Road  
Dunfermline, KY11 4EH

Offers over £115,000



## 72 Clunie Road, Dunfermline

A well-proportioned mid terraced villa in convenient location, close to railway station and excellent local amenities.

There is a good internal layout which includes a reception hallway, full length lounge/dining, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, good storage throughout and pleasant open outlooks to rear.

Accommodation comprises

Entrance hallway

Lounge:- 6.04m x 3.22m (19'10 x 10'7)

Kitchen:- 4.17m x 3.02m (13'8 x 9'11)

Upper landing

Bedroom 1:- 4.44m x 2.50m (14'7 x 8'3)

Bedroom 2:- 3.55m x 3.71m (11'8 x 12'2)

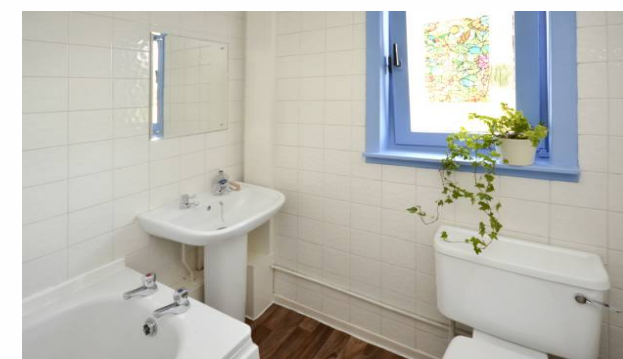
Bedroom 3:- 3.63m x 1.98m (11'11 x 6'6)

Bathroom:- 2.35m x 1.64m (7'8 x 5'5)

The property benefits from neat west facing gardens, which feature a timber garden shed, lawn, drying facilities, patio area and open outlooks.

Clunie Road is located off Shields Road, within walking distance of excellent local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. An excellent bus service operates within the immediate vicinity and Dunfermline Railway Station is approximately one mile away.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



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## 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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