



**Stevenson Marshall**  
Property & Law

89 Sir George Bruce Road  
Oakley, KY12 9QS

Offers over £105,000

## 89 Sir George Bruce Road, Oakley

Rarely available, a well proportioned end terraced villa with four bedrooms and large garden ground to front, side and rear.

There is a good internal layout which includes a reception hallway, lounge, breakfasting kitchen, bathroom, upper landing and four good sized bedrooms.

Gas central heating is installed with double glazed windows and good storage throughout.

Entrance hallway

Lounge:- 3.85m x 3.79m (12'7" x 12'7")

Breakfasting kitchen:- 4.63m x 3.90m (15'2" x 12'10")

Bathroom 3.17m x 2.16m (10'6" x 7'1")

Upper landing

Bedroom 1:- 4.67m x 2.71m (15'4" x 8'11")

Bedroom 2:- 3.37m x 3.17m (11'1" x 10'5")

Bedroom 3:- 3.33m x 3.21m (10'11" x 10'6")

Bedroom 4:- 4.00m x 3.03m (13'2" x 10'1")

The generous gardens are mainly paved for ease of maintenance with a lawn section to side, vegetable plot, two greenhouses and two sheds. The large driveway provides ample off street parking for several vehicles and there is potential for a sizeable property extension (subject to planning).

The village of Oakley is surrounded by open countryside and situated approximately five miles north west of Dunfermline City Centre on the A907 (Dunfermline-Alloa). The property is within easy walking distance of excellent local amenities, including a Doctor's Surgery, regular bus service and local post office. Further amenities are available in the nearby towns of Alloa and Dunfermline.

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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