



**Stevenson Marshall**  
Property & Law

**5 Willow Grove**  
Dunfermline, KY11 8BB

**Offers over £190,000**

## 5 Willow Grove, Dunfermline

A modern semi detached villa with impressive rear extension and pleasant open outlooks to front.

Accommodation comprises:- reception hallway, lounge, dining room, sun room, kitchen, rear vestibule, shower room, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed with excellent storage throughout, flexible internal layout and security alarm system.

Reception hallway

Lounge:-4.07m x 4.05m (13'4 x 13'3)

Dining room:- 3.50m x 2.69m (11'6 x 8'10)

Sun room:- 4.34m x 3.15m (14'3 x 10'4)

Kitchen:- 3.09m x 2.18m (10'2 x 7'2)

Rear vestibule

Shower room:- 3.20m x 1.34m (10'6 x 4'5)

Upper landing

Bedroom 1:- 4.10m x 3.42m (13'6 x 11'2)

Bedroom 2:- 3.71m x 3.21m (12'2 x 10'7)

Bedroom 3:- 3.42m x 2.35m (11'3 x 7'8)

Bathroom:- 2.73m x 1.31m (9'0 x 4'4)

Willow Grove is a small cul de sac set off Pitcorthie Drive, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary schools and high schools. Regular bus services operate close by and there are some local amenities and easy access to the Forth Road Bridges and 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.



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.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)