



Stevenson Marshall
Property & Law

8 Balvaird Place
Dunfermline, KY12 0XR

Offers over £170,000

8 Balvaird Place, Dunfermline

A modern linked bungalow (linked with garage only), in desirable cul de sac setting close to excellent local amenities and Queen Margaret Rail Halt.

There is a good internal layout which includes an entrance hallway, dining lounge, kitchen, two double bedrooms and shower room.

Gas central heating and double glazed windows are installed, with good storage throughout and pleasant outlooks.

Room sizes and accommodation

Entrance hallway

Dining lounge:- 5.75m x 3.49m (18'10 x 11'5)

Kitchen:- 3.25m x 2.28m (10'8 x 7'7)

Bedroom 1:- 4.04m x 2.56m (13'3 x 8'5)

Bedroom 2:- 2.91m x 2.79m (9'7 x 9'2)

Shower room:- 2.33m x 2.04m (7'8 x 6'8)

The neat gardens are mainly laid to lawn for ease of maintenance, with patio area and drying facilities provided. There are pleasant distant views to front.

Forming part of a small cul-de-sac, Balvaird Place is quietly situated within a popular residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are good local amenities and secondary and primary schools all within easy reach and Dunfermline City Centre is approximately one mile away. The M90 Motorway can be reached quickly and easily and a regular bus service operates within the immediate vicinity.

Viewing: An appointment to view can be made by contacting 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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