



**Stevenson Marshall**  
Property & Law

11 Lindsay Street  
Dunfermline, KY11 8NS

Offers over £160,000

# 11 Lindsay Street, Dunfermline

A modern mid terraced townhouse in popular location close to excellent local amenities.

The property boasts a flexible internal layout which includes a reception hallway, lounge (with French doors), fitted kitchen and WC/cloaks on ground floor level, the first floor features, two bedrooms and family bathroom. A master bedroom with en-suite shower room is located on the top floor.

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

## Ground floor

Entrance hallway

Lounge 15'5 x 12'9 (4.70m x 3.89m)

Kitchen 11'5 x 5'10 (3.48m x 1.78m)

WC/cloaks 6'2 x 2'7 (1.88m x 0.79m)

## First floor

Bedroom 1 12'9 x 8'2 (3.89m x 2.49m)

Bedroom 2 12'9 x 8'6 (3.91m x 2.59m)

Bathroom 6'10 x 5'6 (2.08m x 1.68m)

## Top floor

Master bedroom 12'9 x 8'10 (3.89m x 2.69m)

En-suite 6'10 x 5'6 (2.08m x 1.68m)

The garden is mainly decked for ease of maintenance with patio area and ample communal parking bays to rear. On street parking to front.

Lindsay Street forms part of a modern development on the south side of Duloch Park, approximately three miles south east of Dunfermline City Centre. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

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 team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.