



Stevenson Marshall
Property & Law

30 Venturefair Avenue
Dunfermline, KY12 0PF

Offers over £379,950

30 Venturefair Avenue, Dunfermline

A traditional stone-built semi detached villa in desirable location overlooking Canmore Golf Course (chain free).

There is a superb flexible internal layout which includes an entrance vestibule, reception hallway, lounge, dining room, breakfasting kitchen, WC/cloaks, mezzanine level with WC/cloaks and modern bathroom. The first floor landing provides access to three bedrooms and on the top floor, there is access to two further bedrooms and modern shower room.

Gas central heating and double glazed windows are installed. There is excellent storage, underfloor heating in the kitchen, feature Juliette balcony, impressive views of golf course and many period features.





Room sizes and accommodation

Ground floor

Entrance vestibule

Reception hallway

Lounge

5.28m x 4.51m (17'4 x 10'10)

Dining room

4.47m x 3.68m (14'8 x 12'1)

Breakfasting kitchen 5.93m x 3.55m (19'6 x 11'8)

WC/cloaks

Mezzanine level

Bathroom

2.73m x 2.43m (9'0 x 7'11)

WC/cloaks

1.42m x 0.85m (4'8 x 2'10)

First landing

Bedroom 1

4.27m x 4.15m (14'0 x 13'7)

Bedroom 2

4.41m x 4.11m (14'6 x 13'6)

Bedroom 3

4.13m x 2.25m (13'7 x 7'4)

Top floor

Bedroom 4

5.75m x 5.07m (18'10 x 16'8)

Bedroom 5

3.47m x 2.74m (11'5 x 9'0)

Shower room

1.79m x 1.57m (5'10 x 5'2)

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The property boasts generous garden grounds which feature a host of mature trees, shrubs, flower beds, pathways, lawn and timber garden shed. There is maximum privacy, golf course views and a south facing aspect to rear. There is also generous storage areas and private garage.

Venturefair Avenue is a highly sought after location off Pilmuir Street, which enjoys a quiet setting within walking distance of Dunfermline City Centre, schools, local amenities and railway station. For the commuter, easy access can be gained to the M90 Motorway, with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Kincardine and Forth Bridges.

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 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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