



Stevenson Marshall
Property & Law

146B Rumblinwell
Dunfermline, KY12 9AT

Offers over £40,000

146B Rumblingwell, Dunfermline

A traditional upper flat located within easy reach of excellent local amenities.

There is a good internal layout which includes a reception hallway, lounge, kitchen, double bedroom and shower room.

Double glazed windows are installed and there is a gas supply to the property. A gas boiler is installed, although we understand the boiler was recently condemned by a local gas company.

Room sizes and accommodation

Entrance hallway

Lounge 4.32m x 3.04m (14'2 x 9'11)

Kitchen 2.68m x 2.05m (8'9 x 6'8)

Bedroom 3.41m x 3.31m (11'2 x 10'11)

Shower room 1.55m x 1.24m (5'1 x 4'1)

Rumblingwell is located within easy reach of Dunfermline City Centre and excellent local amenities. There is access to the M90 motorway for travel both north and south close by and a regular bus service operates. Local shops, well-reputed primary and secondary schools and Pittencrieff Park, are within walking distance and Dunfermline City Centre and railway station are approximately 1.5 miles away.

Viewing: Contact Stevenson & Marshall 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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.