



Stevenson Marshall
Property & Law

Flat E, 20 St. Margarets Well
Dunfermline, KY12 0HZ

Offers over £135,000

Flat E, 20 St. Margarets Well

Rarely available, a modern top floor flat with superb uninterrupted views over Canmore Golf Course.

The property benefits from a good internal layout which includes a reception hallway, lounge, dining kitchen (with integrated appliances), two double bedrooms, master en-suite and bathroom.

Gas central heating and double glazed windows are installed, with excellent storage throughout and feature Juliet balcony in both the lounge and master bedroom.

Entrance hallway

Lounge:- 3.85m x 3.77m (12'7 x 12'5)

Dining kitchen:- 4.13m x 3.66m (13'7 x 12'0)

Bedroom 1:- 5.41m x 3.74m (17'9 x 12'4)

En-suite:- 2.22m x 1.70m (7'3 x 5'7)

Bedroom 2:- 4.06m x 2.96m (13'4 x 9'0)

Bathroom:- 2.16m x 2.05m (7'1 x 6'8)

There are professionally maintained garden grounds to front, side and rear, which are mainly laid to lawn. Ample resident parking is located to front and a modern security entry system is installed.

20 St. Margarets Well enjoys a peaceful, yet central location within walking distance of Dunfermline Railway Station, city centre and excellent local amenities, including local shops and small play park. There are well reputed primary and secondary schools close by, easy access to the M90 motorway for travel both north and south and a regular bus service operates.

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.