



**Stevenson Marshall**  
Property & Law

**3 Willow Grove**  
Dunfermline, KY11 8BB

**Offers over £200,000**

## 3 Willow Grove, Dunfermline

A modern semi detached villa with attractive garden grounds and ample off street parking.

Accommodation comprises:- reception hallway, lounge, dining room, modern kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed with excellent storage throughout and pleasant open outlooks to front.

Entrance hallway

Lounge:- 3.93m x 3.13m (12'11 x 10'3)

Dining room:- 3.52m x 2.63m (11'7 x 8'7)

Kitchen:- 3.51m x 2.42m (11'6 x 7'11)

Upper landing

Bedroom 1:- 3.32m x 3.21m (10'11 x 10'6)

Bedroom 2:- 3.57m x 3.36m (11'8 x 11'2)

Bedroom 3:- 3.47m x 2.31m (11'5 x 7'7)

Bathroom:- 1.89m x 1.65m (6'2 x 5'5)

The beautiful garden grounds boast many features, which include a variety of flower beds, shrubs, mature trees and a well manicured lawn. There is a patio area, greenhouse, timber shed and drying facilities provided. A driveway and garage to side provide ample off street parking for several vehicles.

Willow Grove is a small cul de sac set off Pitcorthie Drive, forming part of the desirable Pitcorthie district of Dunfermline and located only two miles south of Dunfermline City Centre and railway station. Available within half a mile, are well reputed primary schools and high schools. Regular bus services operate and there are local amenities and easy access to the Forth Road Bridges/M90 Motorway for travel both north and south.

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.