



Stevenson Marshall
Property & Law

39 Headwell Road
Dunfermline, KY12 0PW

Offers over £125,000

39 Headwell Road, Dunfermline

A well proportioned semi detached villa in sought after location close to Canmore Golf Club, city centre and railway station.

Accommodation comprises of an entrance hallway, lounge, kitchen, bathroom, upper landing and two double bedrooms.

Gas central heating and double glazed windows are installed with good storage throughout and a west facing aspect to rear.

Room sizes and accommodation

Entrance hallway

Lounge:- 4.23m x 4.09m (13'10 x 13'5)

Kitchen:- 4.34m x 2.45m (14'3 x 8'0)

Bathroom:- 2.34m x 1.84m (7'8 x 6'0)

Bedroom 1:- 4.16m x 2.87m (13'7 x 9'5)

Bedroom 2:- 3.94m x 3.55m (12'11 x 11'7)

The property boasts mature gardens to front, side and rear, which host a variety of flower beds, shrubs, trees and neat lawn. Drying facilities are provided.

Headwell Road is located off Pilmuir Street, 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



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.