



**Stevenson Marshall**  
Property & Law

32/2 Plover Crescent  
Dunfermline, KY11 8FZ

Offers over £135,000

A modern ground floor flat in attractive corner setting within this sought after development.

There is a good internal layout all on one level, which comprises, entrance hallway, dining lounge, kitchen, two double bedrooms, master en-suite and bathroom.

Gas central heating, double glazed windows and French doors are installed. There is good storage throughout, flexible layout and a modern intercom system.

Dining lounge 3.39m x 4.89m (11'1 x 16')

Kitchen 3.40m x 2.77m (10'8 x 7'2)

Bedroom 14.18m x 5.02m (13'8 x 16'5)

Bedroom 2 3.89m x 2.55m (12'9 x 8'4)

En Suite 2.65m x 1.68m (8'8 x 5'5)

Bathroom 2.44m x 1.98m (8'0 x 6'4)

The professionally maintained mature garden grounds are mainly laid to lawn and feature many large trees and shrubs which provide maximum privacy and pleasant outlooks. The gardens to rear are south facing and to front, there is a private parking space together with ample visitor parking.

Plover Crescent forms part of a popular residential development located approximately three miles from Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

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.

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

**41 East Port, Dunfermline, Fife, KY12 7LG**  
**Telephone: 01383 - 721141 DX DF80 Dunfermline**  
**Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)**  
**[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)**

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