



**Stevenson Marshall**  
Property & Law

**27 Fairways**  
Dunfermline, KY12 0DU

**Offers over £230,000**

## 27 Fairways, Dunfermline

A bright and spacious detached villa in quiet cul-de-sac setting, with mature south facing gardens to rear and ample off street parking.

There is a good internal layout which includes a reception hallway, full length lounge/dining room, breakfasting kitchen (with pantry), conservatory, WC/cloaks, upper landing, three double bedrooms and shower room.

WC/cloaks 1.16m x 0.54m (3'1 x 1'9)  
Lounge/dining 7.25m x 3.54m (23'9 x 11'7)  
Kitchen 3.94m x 3.17m (12'11 x 10'5)  
Conservatory 3.30m x 3.16m (10'10 x 10'4)  
Upper landing  
Bedroom 1 4.09m x 2.94m (13'5 x 9'8)  
Bedroom 2 4.79m x 3.79m (15'8 x 12'6)  
Bedroom 3 3.16m x 2.85m (10'5 x 9'4)  
Shower room 2.37m x 2.25m (7'9 x 7'5)

Gas central heating and double glazed windows and installed, with excellent storage throughout.

The mature gardens are mainly chipped for ease of maintenance. There are many mature trees, shrubs, patio area, flower beds, useful key safe and a south facing aspect to rear. Drying facilities are provided. A garage and driveway provide ample off street parking for several vehicles.

Fairways is located close to excellent local amenities and approximately one mile from Dunfermline Railway Station and city centre. 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.

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.



## 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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