



Stevenson Marshall
Property & Law

18 Beaully Crescent
Dunfermline, KY12 8GW

Offers over £350,000

18 Beauly Crescent, Dunfermline

A bright and spacious modern detached villa situated within pleasant cul-de-sac setting, with generous garden grounds to front and rear.

The property boasts an excellent internal layout which includes a reception hallway, lounge to rear, dining kitchen (with feature French doors), utility room, downstairs WC/cloaks, dining room/bedroom five to front, upper landing (with study area), four double bedrooms (master en-suite) and four piece bathroom.

Gas central heating and double glazed windows are installed with high specification fixtures and fittings, natural timber flooring, excellent storage throughout and pleasant outlooks to front.





Energy Efficiency Rating:C

Room sizes and accommodation

Entrance hallway

Lounge

4.75m x 4.75m (15'7 x 15'7)

Dining kitchen

4.72m x 3.27m (15'6 x 10'8)

Utility room

2.66m x 2.40m (8'9 x 7'10)

Downstairs cloakroom/WC

1.79m x 1.18m (5'11 x 3'11)

Dining room/Bed 5

3.32m x 3.80m (10'10 x 12'5)

Upper landing

Master Bedroom

3.76m x 3.57m (12'4 x 11'8)

En-suite 1.60m x 1.24m (5'3 x 4'1)

Bedroom 2

3.59m x 2.65m (11'9 x 8'8)

Bedroom 3

3.39m x 2.67m (11'1 x 8'9)

Bedroom 4

2.36m x 2.29m (7'10 x 7'6)

Bathroom

2.12m x 1.85m (7'0 x 6'1)

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The double garage and spacious driveway offer ample off street parking for several vehicles. There are generous gardens which feature a neat lawn, shrubs, patio area, drying facilities and vegetable patch.

Enjoying a quiet cul-de-sac setting, 18 Beauly Crescent forms part of a popular residential area located approximately three miles from Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Fife 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. Rosyth Railway Station is within walking distance.

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 department 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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