



**Stevenson Marshall**  
Property & Law

**72 Sunnybraes Terrace**  
Steelend, KY12 9NE

**Offers over £69,950**

## 72 Sunnybraes Terrace, Steelend

Newly renovated throughout, a main door ground floor flat with garden ground to front and rear and driveway to front.

The flexible internal layout includes a reception hallway, lounge, new kitchen, two bedrooms and new bathroom. Gas central heating and double glazed windows are installed and there is fresh décor throughout, newly fitted carpets and excellent storage.

Accommodation comprises:-

Entrance hallway  
Lounge:- 4.55m x 3.64m (14'11 x 12'0)  
Kitchen:- 3.68m x 2.04m (12'1 x 6'9)  
Bedroom 1:- 4.21m x 4.15m (13'10 x 13'7)  
Bedroom 2:- 4.13m x 2.56m (13'6 x 8'5)  
Bathroom:- 3.71m x 1.41m (12'2 x 4'8)

The property benefits from a private enclosed garden to front and rear. To rear, the garden is mainly paved for ease of maintenance with a timber garden shed, west facing aspect and pleasant outlooks. There is a driveway to front.

Sunnybraes Terrace is located within the small hamlet of Steelend, situated on the outskirts of Saline and surrounded by unspoilt countryside. Dunfermline is located only six miles away. There is an excellent primary school, regular bus service, shops and a golf course close by. For the commuter Glasgow Airport, Edinburgh Airport, M876, M90 Motorway, Kincardine Bridge and Forth Road Bridges can be easily reached.

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.