



Stevenson Marshall
Property & Law

20 Beech Grove
Dunfermline, KY11 8AH

Offers around £200,000

20 Beech Grove, Dunfermline

A modern detached villa in small cul-de-sac-setting with mature gardens to front and rear.

There is a good internal layout which includes a reception hallway, lounge, dining room, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed and the property benefits from excellent storage throughout.

Lounge: 4.18m x 3.05m (13'9 x 10'0)
Dining room: 3.60m x 2.65m (11'10 x 8'9)
Kitchen: 3.59m x 2.52m (11'9 x 8'3)
Upper landing
Bedroom 1: 4.17m x 3.67m (13'8 x 12'1)
Bedroom 2: 3.47m x 3.29m (11'5 x 10'9)
Bedroom 3: 3.33m x 2.31m (10'11 x 7'7)
Bathroom: 2.07m x 2.01m (6'10 x 6'7)

The mature gardens to front and rear feature numerous mature shrubs, trees and flower beds. There is a generous patio area, lawn and drying facilities. A long driveway and timber garage provide ample off street parking for several vehicles.

Beech grove is located off Pitcorthie Drive, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary and high schools. Regular bus services operate close by and there are good local amenities and easy access to the Forth Road Bridges and M90 Motorway for travel both north and south.

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.

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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.