



**Stevenson Marshall**  
Property & Law

28 Foulden Place  
Dunfermline, KY12 7TQ

Offers over £160,000

## 28 Foulden Place, Dunfermline

A modern end terraced villa in small cul de sac setting with ample resident parking to front and pleasant open outlooks.

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

Gas central heating is installed with double glazed windows, good storage and pleasant outlooks.

### Accommodation and room sizes

Entrance hallway

Lounge:- 4.10m x 3.18m (13'6" x 10'5")

Dining kitchen:- 3.80m x 2.90m (12'6" x 9'6")

Upper landing

Bedroom 1:- 3.40m x 3.06m (11'2" x 10'1")

Bedroom 2:- 3.84m x 2.41m (12'8" x 7'11")

Bathroom:- 2.20m x 2.15m (7'3" x 7'1")

The private garden grounds to front and rear include chipped areas, an elevated patio, decking, timber garden shed and small lawn and shrubs to front. There is ample off-street parking, impressive distant views and large green space to side.

Located off St Johns Drive, Foulden Place is a small cul de sac forming part of the much sought after Garvock Hill district of Dunfermline, which is within walking distance of railway station, city centre, primary and secondary schools and excellent local amenities, including the award winning Garvock House hotel. There is 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.



## 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.