



Stevenson Marshall
Property & Law

14 Aidan Gardens
Dunfermline KY11 8XE

Offers over £190,000

14 Aidan Gardens, Dunfermline

A bright and spacious end terraced villa in quiet location close to excellent local amenities.

There is a good internal layout which includes a reception hallway, lounge (with French doors), kitchen, WC/cloaks, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, contemporary flooring, good quality carpets, fresh décor and excellent storage throughout.

Accommodation and room sizes

Lounge 4.58m x 4.10m (15'0 x 13'6)

Kitchen 2.39m x 2.77m (7'10 x 9'11)

WC/cloaks

Upper landing

Bedroom 1: 4'58 x 3'64 (15'10 x 11'11)

Bedroom 2: 3.33m x 2.59m (8'6 x 10'11)

Bedroom 3: 1.92m x 3.33m (6'4 x 10'11)

Bathroom: 2.0m x 1.81m (5'11 x 6'7)

The private gardens are mainly laid to lawn. There is a driveway to side and ample visitor parking to front.

Aidan Gardens forms part of a new development located approximately three miles south east of Dunfermline City Centre. There is a Tesco supermarket, Fife Leisure Complex and Halbeath Park and Ride facility available close by. Both primary and secondary schools are within walking distance. For the commuter there is ready 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 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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