



**Stevenson Marshall**  
Property & Law

24 Broomhead Park  
Dunfermline, KY12 0PT

Offers over £299,950



## 24 Broomhead Park, Dunfermline

A unique detached villa in quiet cul-de-sac setting close to city centre and railway station.

There is a superb internal layout which includes an entrance vestibule, feature sunken lounge (with open plan staircase to upper landing), dining area, kitchen, utility room, large sun room (with feature monopitch roof), downstairs bedroom, shower room, upper landing, three further bedrooms and bathroom.

Gas central heating and double glazed windows are installed. There is excellent storage, pleasant outlooks and a flexible layout over two floors.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not meant to be taken as a guarantee as to their quantity or efficiency can be given. Made with Floorplan 2020







## Room sizes and accommodation

### Lounge

5.42m x 5.24m (17'10 x 17'20)

### Kitchen and dining area

5.71m x 4.78m (18'9 x 15'8)

### Utility room

3.52m x 2.97m (11'7 x 9'7)

### Sunroom

4.23m x 3.65m (13'10 x 12'0)

### Downstairs bedroom

3.49m x 2.39m (11'5 x 7'10)

Shower room 1.97m x 1.66m (6'5 x 5'6)

### Upper landing

### Bedroom 1

5.41m x 3.43m (14'6 x 11'3)

### Bedroom 2

4.41m x 2.97m (14'6 x 9'9)

### Bedroom 3

3.66m x 3.29m (12'0 x 10'10)

### Bathroom

3.10m x 2.39m (10'2 x 7'10)





## 24 Broomhead Park, Dunfermline

The most impressive gardens to front and rear boast a host of flower beds, shrubs and mature trees. There is a generous lawn, drying facilities, maximum privacy and a west facing aspect to rear. A generous driveway and garage to side provide ample off street parking for several vehicles.

Broomhead Park enjoys a convenient location off Pilmuir Street, which lies within walking distance of Dunfermline City Centre, railway station, well reputed schools and Pittencrieff Park. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and Central Scotland via the Forth and Kincardine Bridges. A regular bus service operates close by.

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.



## 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.

**41 East Port, Dunfermline, Fife, KY12 7LG**  
**Telephone: 01383 - 721141 DX DF80 Dunfermline**  
**Email: [reception@stevenson-marshall.co.uk](mailto:reception@stevenson-marshall.co.uk)**  
**[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)**

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.