

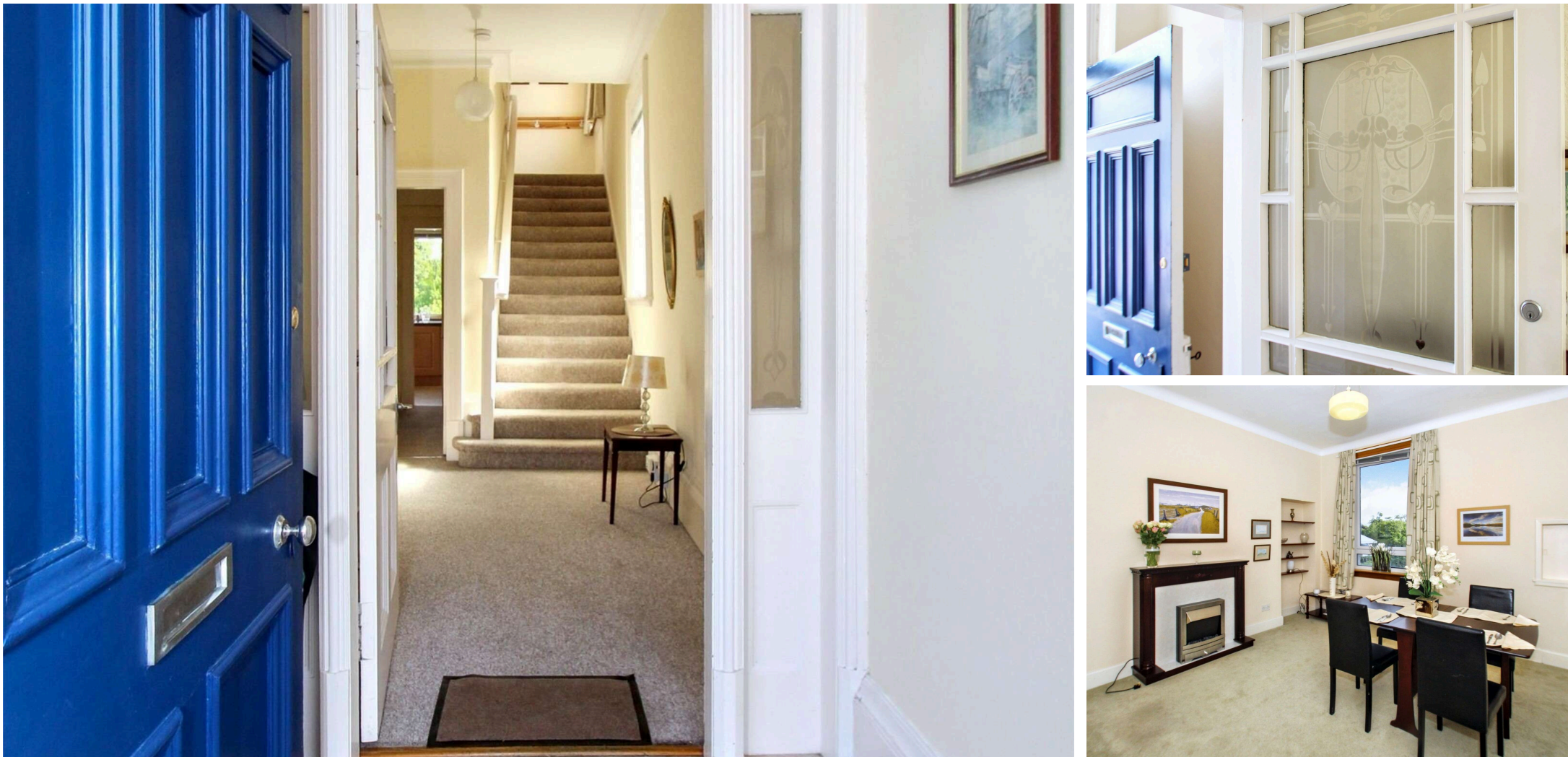
Stevenson Marshall
Property & Law

19 South Dewar Street, Dunfermline, KY12 8AR

Offers Over £325,000

A most impressive semi detached villa in desirable location close to Pittencrieff Park and Dunfermline City Centre. There is a flexible internal layout which includes an entrance vestibule, reception hallway, bay windowed lounge, dining room/downstairs double bedroom, inner hallway, utility, dining kitchen, mezzanine level, bathroom plus shower, WC/cloaks, upper landing/study area and three double bedrooms, basement and brick construction garage with pitched slate roof and windows.

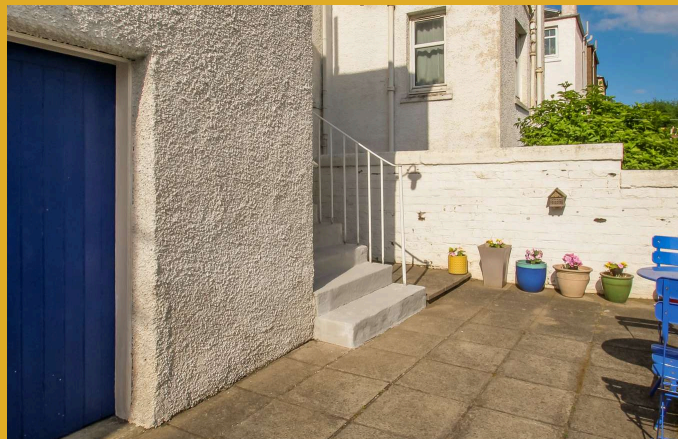
Gas central heating and double glazed windows are installed. There are charming period features, including the original ornamental vestibule glass door and deep skirting. There is excellent storage and pleasant outlooks to rear, towards Pittencrieff Park.



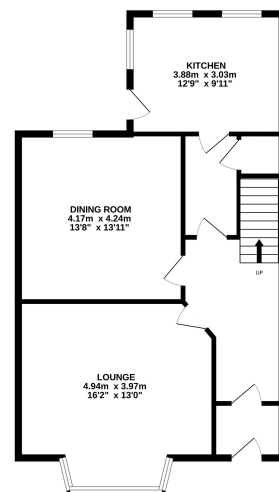


The mature gardens feature a well kept lawn, numerous shrubs, trees, patio area, maximum privacy and south facing aspect to rear. Worth highlighting is the original basement workshop which features power, light and original timber door. The long driveway and detached garage (with remote controlled door) has electricity and water supply.

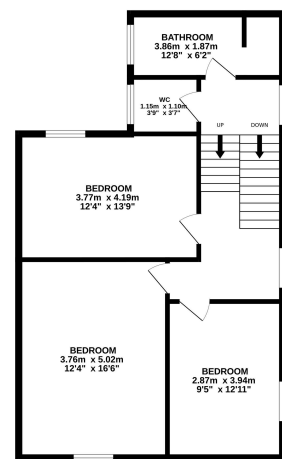




GROUND FLOOR
71.3 sq.m. (767 sq.ft.) approx.



1ST FLOOR
69.5 sq.m. (748 sq.ft.) approx.



Only a few minutes walk from the beautiful Pittencrieff Park, South Dewar Street is a highly sought after residential area set within half a mile of Dunfermline City Centre and approximately one mile from Dunfermline Railway Station. There are excellent local amenities close by including a well reputed primary school and easy access to the M90 motorway for travel both north and south. A regular bus service operates.

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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An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

41 East Port, Dunfermline, KY12 7LG | Tel: 01383721141

DX DF80 Dunfermline | Email: property@stevenson-marshall.co.uk

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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.