

Stevenson Marshall
Property & Law

Comely Park Mews, 134 New Row, Dunfermline, KY12 7DW

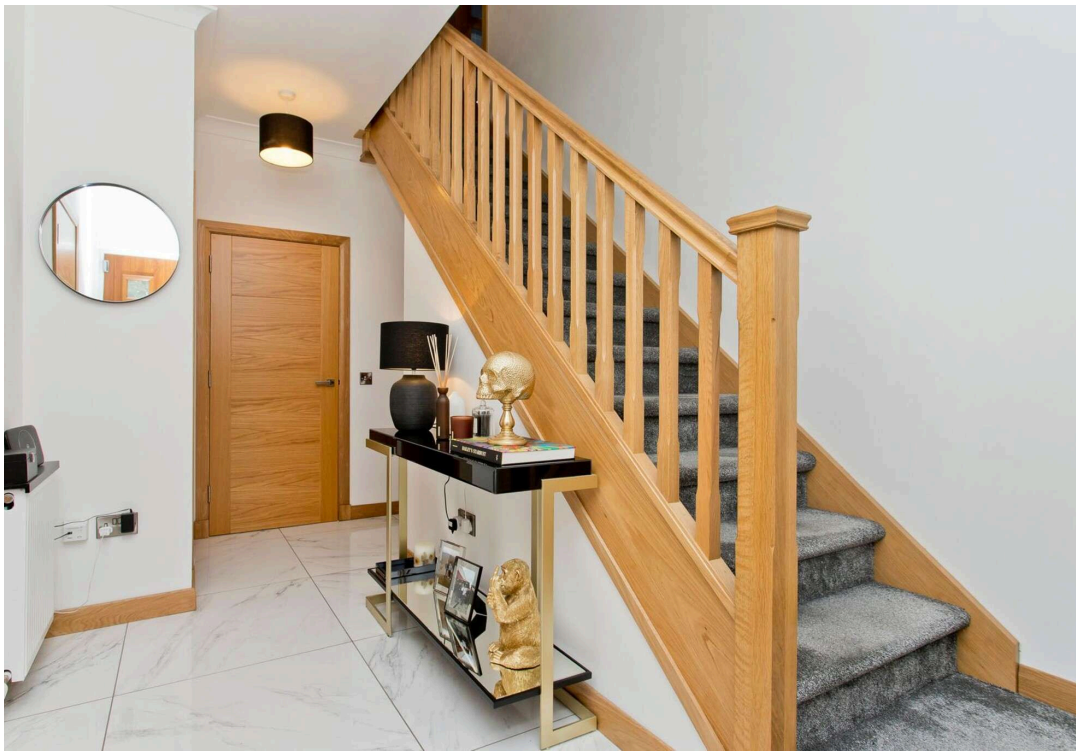
Offers Over £320,000

A beautifully finished, energy-efficient home in a peaceful conservation setting with railway station just 4 minutes away for a 25 minute commute to Edinburgh. Positioned in a small, exclusive development in the heart of Dunfermline, this exceptional 3 bedroom end-terraced villa blends high-spec modern living with a private garden, parking and idyllic location.

Accommodation comprises:- ground floor:- entrance hallway, larger than average WC/cloaks, two bedrooms, master en-suite bathroom and utility room (access to garden). Upstairs: upper landing, dining lounge (with Juliette balcony), dining kitchen (with spiral staircase to garden), double bedroom and shower room. The luxury kitchen boasts an integrated Neff oven/microwave grill, dishwasher and fridge freezer. There is a mixer tap, Hive smart meter and beautiful Calcutta floor tiling.





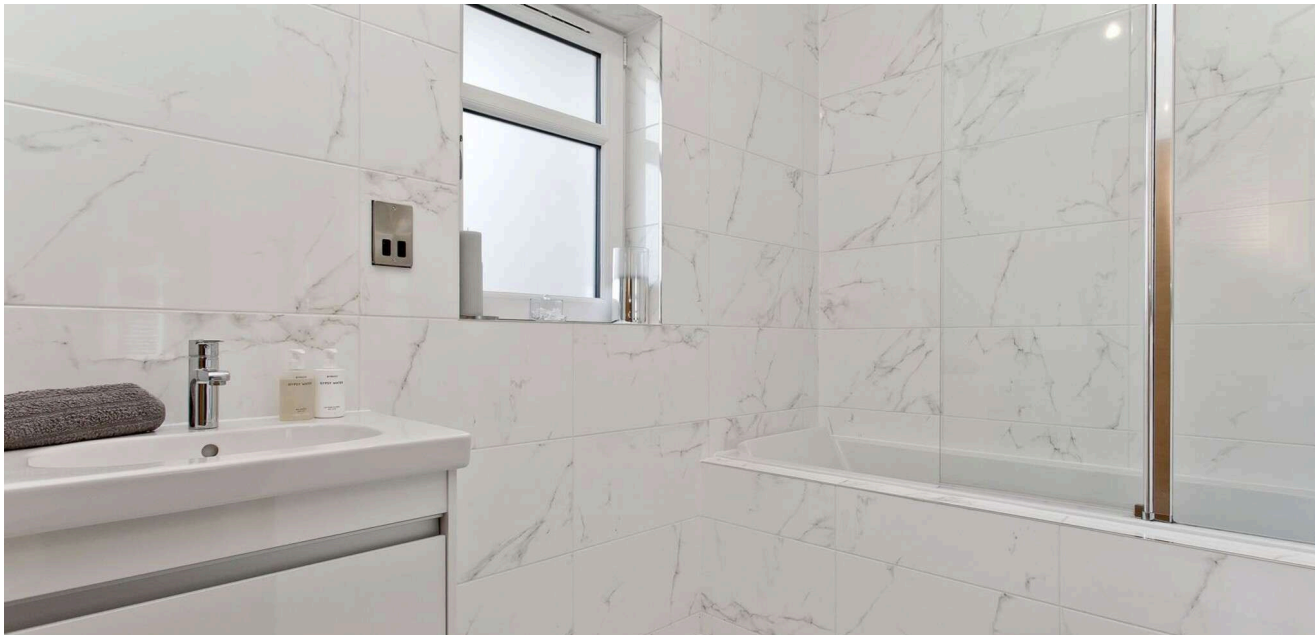


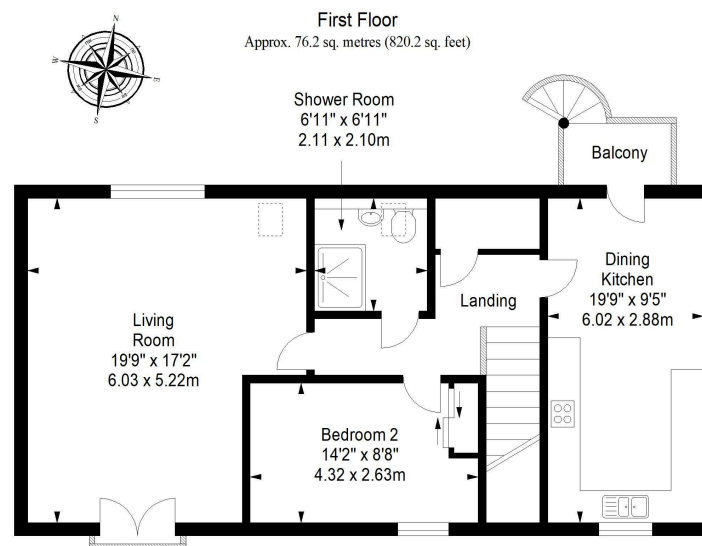
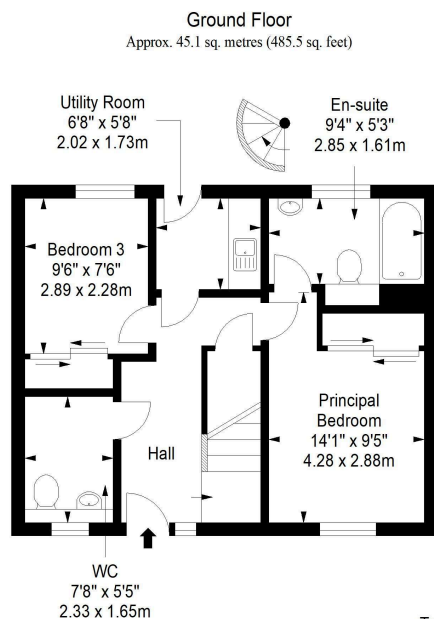
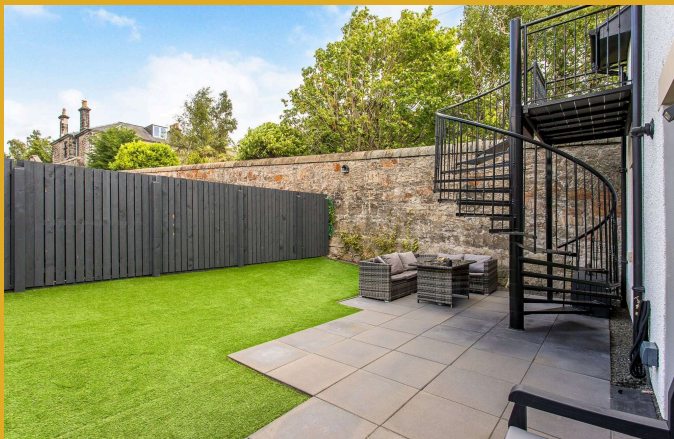
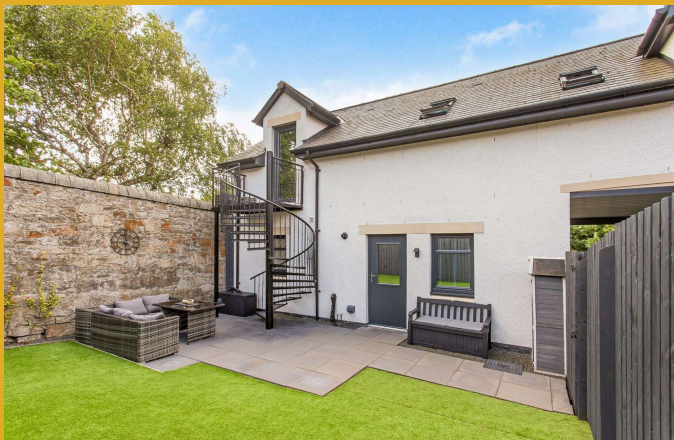


The property benefits from many fine features which include deep pile carpets, luxury Porcelanosa bathrooms, high specification fixtures and finishing, oak veneer doors and spiral staircase to gardens.

There are wooden blinds throughout, built in wardrobes, feature media wall (75" inch TV may be available by separate negotiation), useful Ring doorbell, oak staircase, high speed internet and economical solar panels. The floor area is 121.3 square meters (1305.7 sq feet). EPC rating: B.

There are neat enclosed gardens to rear with quality astro turf, drying facilities and patio area. Two private parking spaces are located to rear, together with ample visitor parking. Worth highlighting are the distant southerly views to front and the private aspect to front and rear.





Total area: approx. 121.3 sq. metres (1305.7 sq. feet)

The Royal Burgh of Dunfermline, officially granted city status by King Charles in October 2022, is of considerable historic significance with venues such as the Royal Palace and 12th century Dunfermline Abbey. Dunfermline boasts a wide range of independent shops, supermarkets and shopping centres, a fantastic selection of cafés, restaurants and bars. The city also boasts two theatres. Nearby Fife Leisure Park and restaurants offers excellent facilities. Residents benefit from two golf courses in the surrounding area, as well as unspoilt nature on their doorstep, with woods, lochs and hiking paths all just outside the city. Schooling is catered for from nursery to secondary level and Fife College provides tertiary education. Dunfermline is a popular base for people working in Edinburgh, with frequent train links and the M90 ensuring a swift and convenient commute into the heart of the capital. The property is located only a short walk to the railway station, city centre and beautiful city parks.



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

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