



Stevenson Marshall
Property & Law

12 Houston Court, Dunfermline, KY12 8EF

Offers Over £130,000

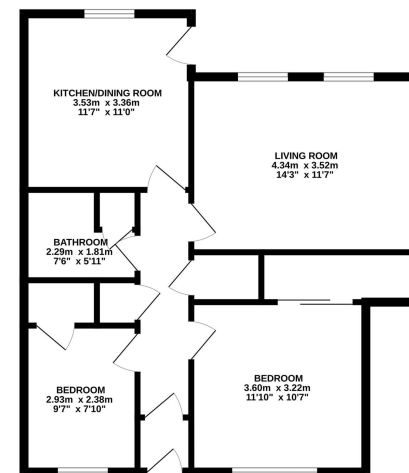
Only a few minutes walk from the beautiful Pittencrieff Park, a superb main door ground floor flat in quiet cul de sac setting, off Grieve Street. Accommodation comprises; entrance hallway, dining lounge, dining kitchen, two double bedrooms and bathroom.

Gas central heating (boiler installed in 2023) and double glazed windows are installed and the property benefits from all accommodation on one level, pleasant outlooks, a flexible layout and excellent storage.

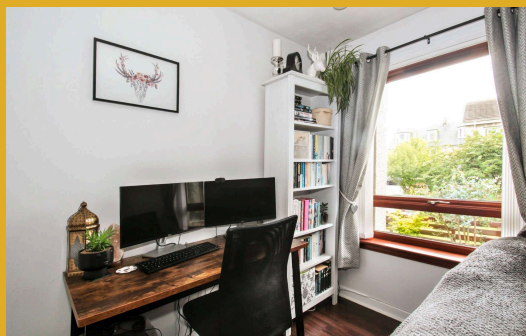
There are private garden grounds to front, side and rear with south facing aspect and pleasant outlooks over leafy grassy areas. The enclosed rear gardens are child/pet friendly.

Houston Court is an almost hideaway setting located only 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other areas should be considered as approximate and not to be relied upon for any legal or financial purposes. The floorplan is for information purposes only and should not be used for any other purpose. The actual layout and dimensions of the property may vary from those shown on the floorplan. Measurements are given to the nearest millimetre.



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www.stevenson-marshall.co.uk

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

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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.