

Stevenson Marshall
Property & Law

23 Carnbee Place, Dunfermline, KY12 7XW

Offers Over £155,000

A modern semi detached villa in desirable location close to city centre, parks and railway station.

Accommodation comprises, entrance hallway, lounge, dining kitchen (with pantry), upper landing, two double bedrooms and bathroom.

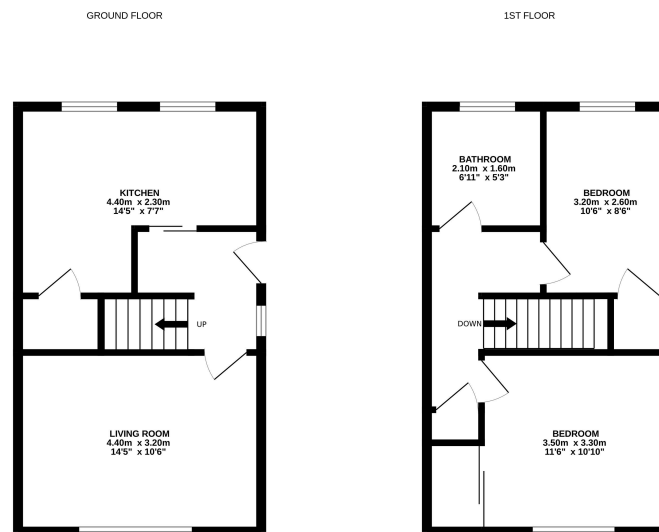
Gas central heating is installed and the property benefits from excellent storage and pleasant outlooks to rear.

The impressive mature garden grounds offer numerous shrubs, trees and flower beds. There is a patio area, small garden pond, garden shed, drying facilities and a west facing aspect to rear.

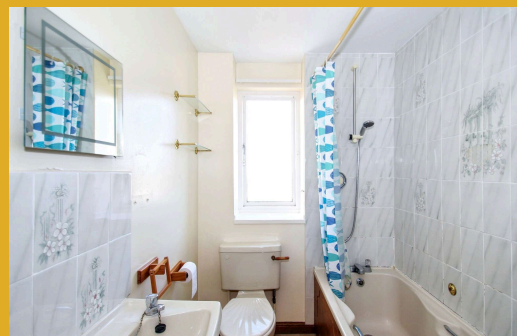
A driveway provides ample off street parking for several vehicles.

Located off St Johns Drive/Coldingham Place, Carnbee Place enjoys a quiet cul de sac setting within the highly sought after Garvock Hill district of Dunfermline. Dunfermline Railway Station, city centre, primary and secondary schools, good local amenities and the award winning Garvock House hotel are all within walking distance. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hectagix 02/05



Stevenson Marshall
Property & Law

www.stevenson-marshall.co.uk

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

Follow us  @Stevenson.Marshall

espc

rightmove

NATIONAL ASSOCIATION
NAEA
ESTATE AGENTS

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.