

**Stevenson Marshall**  
Property & Law

**41 Mulberry Drive, Dunfermline, KY11 8BZ**

**Offers Over £200,000**

A modern detached villa in quiet location, close to excellent local amenities. Accommodation comprises: entrance hallway, full length lounge/diner, breakfasting kitchen, upper landing, three bedrooms and bathroom.

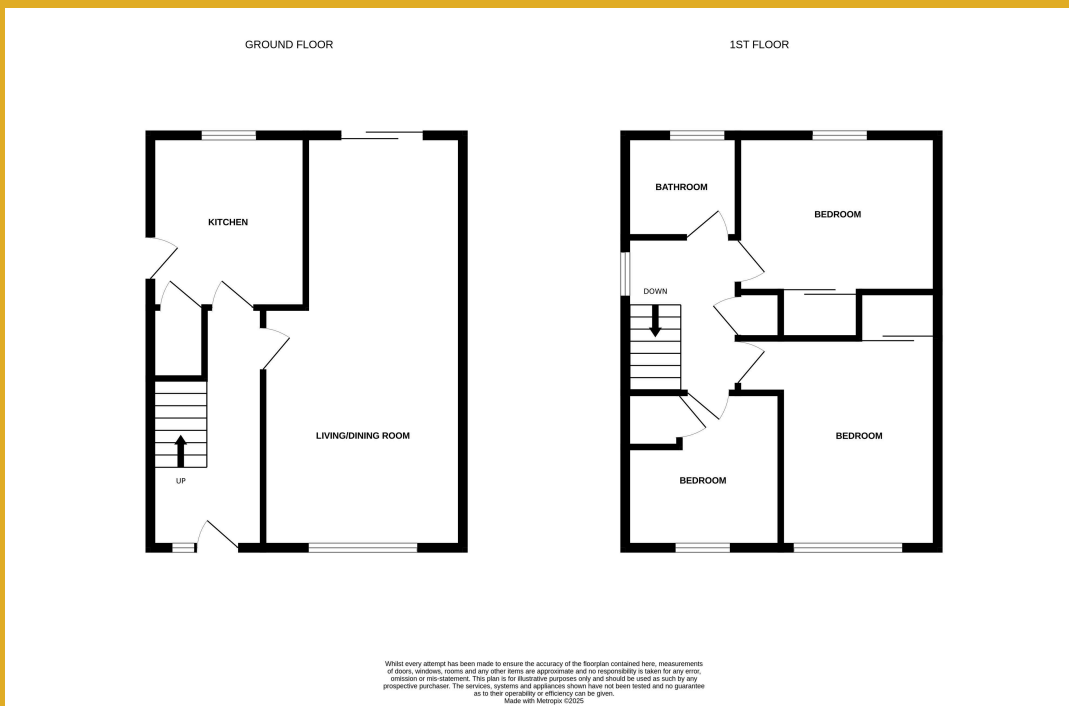
The property benefits from gas central heating, double glazed windows and good storage throughout.

The mature gardens feature a host of flower beds, shrubs, trees, timber garden shed, generous patio and a west facing aspect to rear. A driveway and garage provide ample off street parking for several vehicles.

Mulberry Drive is located off Pitcorthie Drive, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of

Dunfermline City Centre and railway station. Available within half a mile are well reputed primary and high schools. Regular bus services operate close by and there are good local amenities and easy access to the Forth Road Bridges and M90 Motorway for travel both north and south. Dunfermline Railway Station is 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.



[www.stevenson-marshall.co.uk](http://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](mailto: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.