

Stevenson Marshall
Property & Law

12 Mallard Grove, Dunfermline, KY11 8GJ

Offers Over £299,950

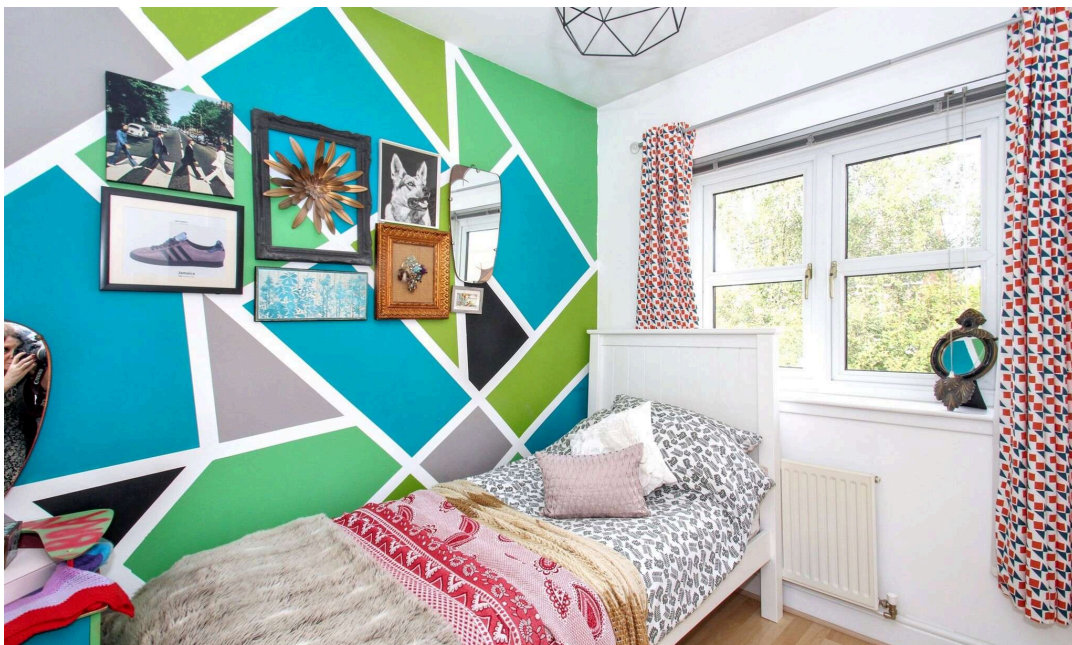
A modern detached villa in sought after location close to excellent local amenities.

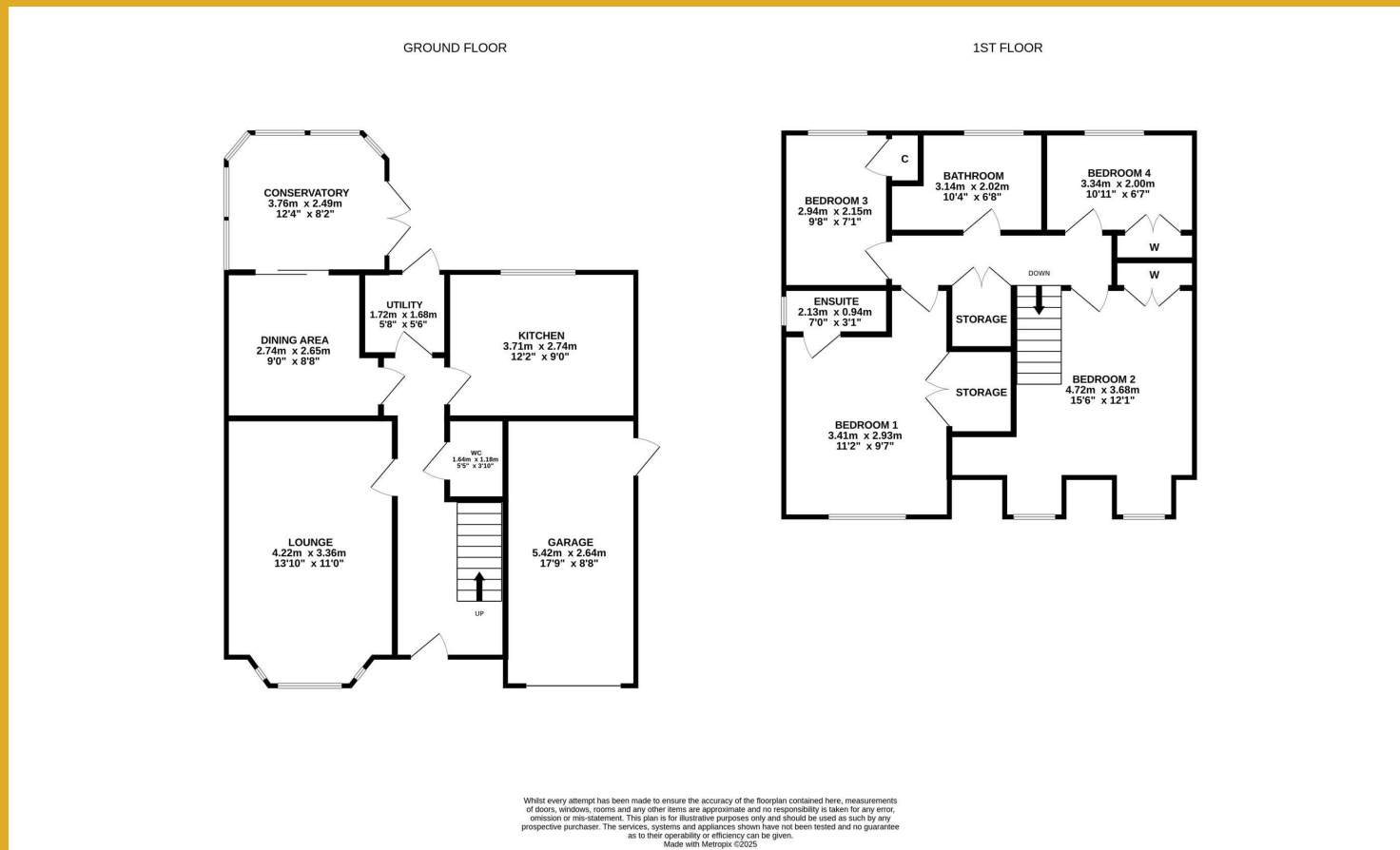
Accommodation comprises:- entrance hallway, lounge, dining/family room, conservatory, breakfasting kitchen, utility room, WC/cloaks, upper landing, four bedrooms, master en-suite and four piece bathroom.





Gas central heating and double glazed windows are installed throughout and the property benefits from good storage, a flexible layout and pleasant outlooks.





The mature gardens boast a well manicured lawn, feature stepping stones, drying facilities, shrubs, trees and patio area. The rear garden enjoys a west facing aspect and maximum privacy. The front garden overlooks a small park and a driveway and garage offer excellent off street for several vehicles.

12 Mallard Grove is located within walking distance of excellent local amenities, including Tesco Superstore, Fife Retail Park, good restaurants and well reputed schools. Queen Margaret Rail Halt (services to Edinburgh) is approximately 1 mile away. Dunfermline City Centre is approximately 2.5 miles away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular local bus service operates.



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.