

**Stevenson Marshall**  
Property & Law

18 Middlebank Avenue, Dunfermline, KY11 8LR

Offers Over £320,000



## A well presented detached villa in quiet setting close to excellent local amenities.

Accommodation comprises:- entrance hallway, bay windowed lounge, breakfasting kitchen with dining/family area (French doors to garden), utility room, shower room, upper landing, four bedrooms, master en-suite and four piece family bathroom.







Gas central heating and double glazed windows are installed throughout and the property benefits from good storage, a flexible layout, stylish wooden blinds, key safe and solar panels. EPC rating: B.

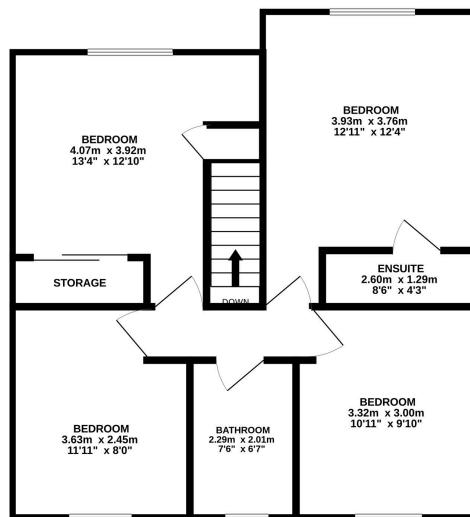
The most impressive garden grounds feature a host of flower beds, shrubs, trees, patio area and charming pergola (with string lights and seating). The garage has been converted into a useful garden office/studio and features power, light, projector unit and quality flooring. A spacious driveway to side provides ample off street parking for several vehicles.



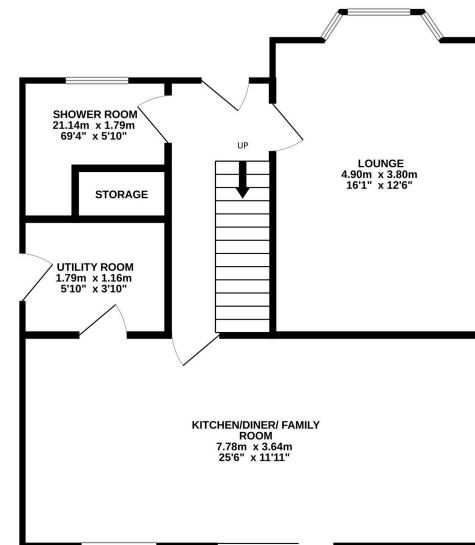




FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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



**Stevenson Marshall**  
Property & Law

[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.