



Stevenson Marshall
Property & Law

12 Yetholm Park, Dunfermline, KY12 7XR

Offers Over £185,000

Rarely available, a modern semi detached bungalow in quiet cul de sac setting, close to Dunfermline City Centre and good local amenities. Accommodation comprises, entrance vestibule, lounge, kitchen, two bedrooms and shower room.

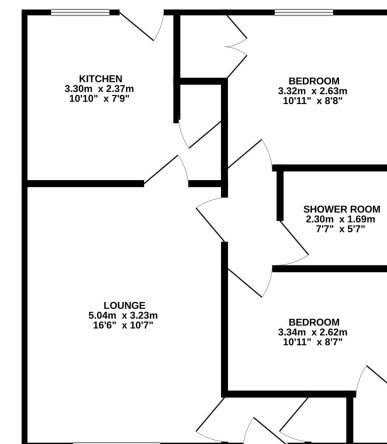
Gas central heating and double glazed windows are installed throughout and the property benefits from neutral decor, excellent storage and a flexible layout. The loft has a pull down Ramsey ladder.

There are neat gardens to front and rear which benefit from drying facilities, numerous mature shrubs, flower beds and a patio area. A long driveway and detached garage to rear provide ample off street parking for several vehicles.

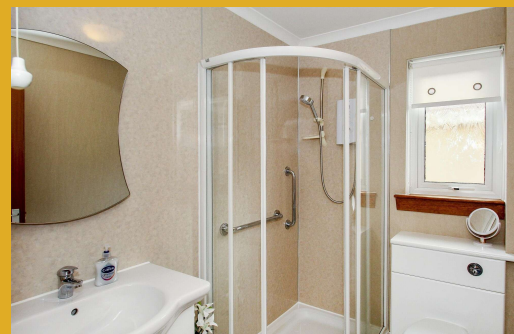
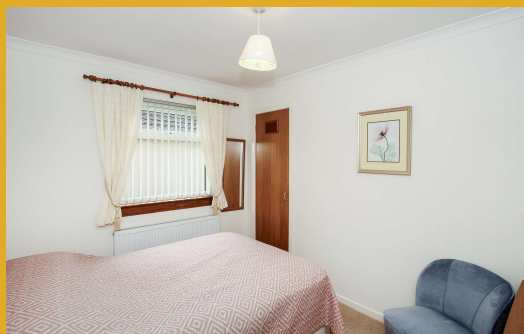
Yetholm Park forms part of a desirable location, close to Pittencrieff Park and within walking distance of the city centre and railway station (approx. 20 minute walk). There is easy access to the M90 motorway for travel both north and south and a regular bus service operates close by. Local shops, well-reputed primary and secondary schools are all within easy reach.

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.

GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 48.4 sq.m. (521 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan and measurements, it should be noted that these are approximate and are not intended to be used for any legal purpose. The purchaser is advised to verify the accuracy of the floor plan and measurements by a professional surveyor. The purchaser is advised to verify the accuracy of the floor plan and measurements by a professional surveyor. The purchaser is advised to verify the accuracy of the floor plan and measurements by a professional surveyor.



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

www.stevenson-marshall.co.uk



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.