

**Stevenson Marshall**  
Property & Law

11 Blair Drive, Dunfermline, KY12 0LD

Offers Over £160,000



## A mid terraced villa in sought after location close to Dunfermline City Centre and railway station.

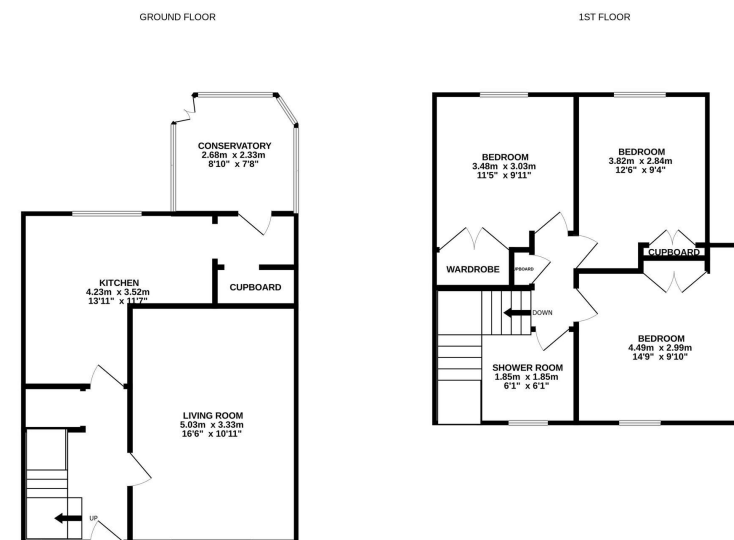
Accommodation comprises: entrance hallway, lounge, dining kitchen, inner hallway, conservatory, upper landing, three bedrooms and shower room.

Gas central heating and double glazed windows are installed throughout and the property benefits from good storage and a south facing aspect to rear.

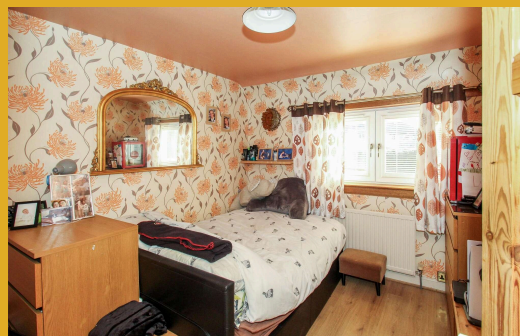
The garden grounds are mainly chipped for ease of maintenance and feature a generous south facing patio to rear, maximum privacy and a timber garden shed.

A driveway to front provides ample off street parking for two vehicles.

Off Townhill Road, Blair Drive forms parts of a long established residential area within walking distance of Dunfermline City Centre, well reputed schools, railway station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges. A regular bus service operates.



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 guidance 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 letrotop 12/2015



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An appointment to view can be made by contacting selling agents on 01383 721141.

**Contact us**

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