



**Stevenson Marshall**  
Property & Law

**3 Old Kirk Road, Dunfermline, KY12 7SU**

Offers Over £280,000

# A bright and spacious detached villa set within impressive corner plot off Scotland Drive.

Accommodation comprises:- entrance hallway, lounge, dining room, kitchen, WC/cloaks, upper landing, three bedrooms and modern shower room.



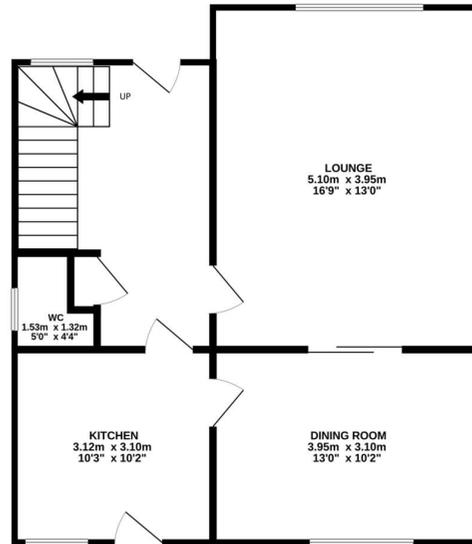


Gas central heating and double glazed windows are installed and the property benefits from good storage throughout, a flexible layout and pleasant distant outlooks. EPC rating: C. Council tax band: E. There are generous garden grounds to front, side and rear, which are mainly laid to lawn with drying facilities provided, patio areas, useful key safe, pathways and numerous mature shrubs and trees. A garage and driveway to side provide ample off street parking for several vehicles.

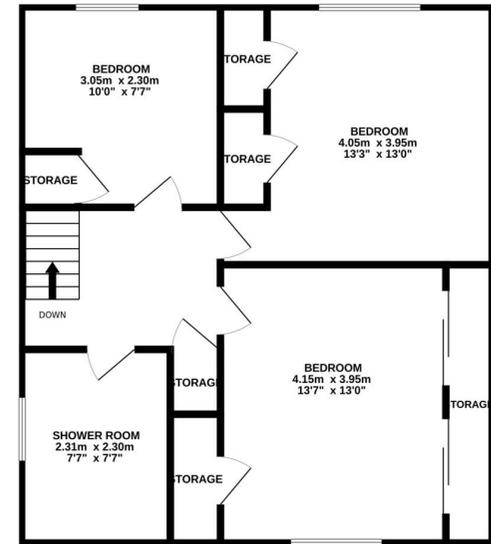




GROUND FLOOR



1ST 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.  
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Old Kirk Road enjoys a quiet setting within the highly sought after Garvock Hill district of Dunfermline. The property is within walking distance of Dunfermline Railway Station (approx. 20 minute walk) and well reputed primary and secondary schools and excellent local amenities, including the award winning Garvock House hotel. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates 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.



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

Contact us

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