



**Stevenson Marshall**  
Property & Law

**32 Almond Road, Dunfermline, KY11 4BX**

Offers Over £140,000

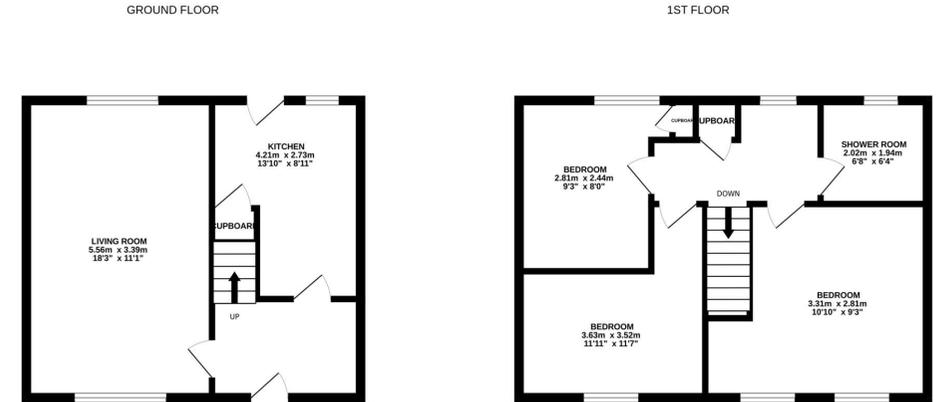
## A bright and spacious mid terraced in popular location, close to excellent local amenities.

Accommodation comprises:- entrance hallway, full length lounge/diner, kitchen, upper landing, three bedrooms and modern shower room.

Gas central heating and double glazed windows are installed throughout. There is good storage, a security alarm and worth highlighting are the impressive distant views of the Forth Bridges, Lothians and Pentland Hills beyond.

The property boasts generous gardens to front and rear which are mainly laid to lawn. There is a large timber workshop, greenhouse and drying facilities are provided.

Almond Road is located within walking distance of excellent local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. An regular bus service operates within the immediate vicinity and Dunfermline Railway Station is approximately one mile away.



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 C2020



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

[www.stevenson-marshall.co.uk](http://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.