



Stevenson Marshall
Property & Law

84 Menteith Drive, Dunfermline, KY11 8RS

Offers Over £115,000

Rarely available, a bright and spacious main door ground floor flat in sought after location close to excellent local amenities. Accommodation comprises:- entrance vestibule, lounge (with large picture window), kitchen, inner hallway, two double bedrooms and modern shower room.

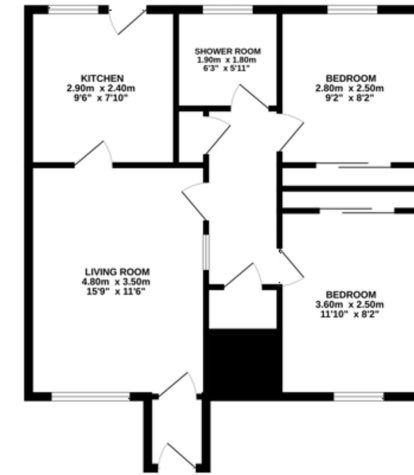
Gas central heating and double glazed windows are installed and the property benefits from its own front and rear entrance doors, fresh decor, flexible layout, quality carpets and good storage throughout. EPC rating: C. Council tax band: B.

The fully enclosed gardens to rear are mainly laid to lawn and there is a neat open plan garden to front with pleasant outlooks. The property benefits from a detached garage and driveway, which provide ample off-street parking for several vehicles.

Menteith Drive is located off Aberdour Road, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary and high schools. Regular bus services operate close by and there are good local amenities and easy access to the Forth Road Bridges/M90 motorway for travel both north and south.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions should be taken prior to any offer being made. The floorplan is not intended to be a legal document and should not be relied upon for legal purposes. The floorplan is not intended to be a legal document and should not be relied upon for legal purposes. © Stevenson Marshall 2024



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

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