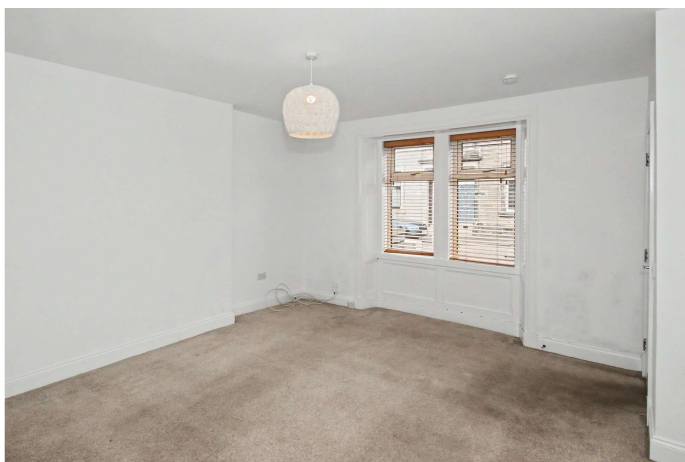


Stevenson Marshall
Property & Law

25 South Dewar Street, Dunfermline, KY12 8AR

Offers Over £225,000

A Victorian semi detached villa in sought after location close to Dunfermline City Centre and Pittencrieff Park. Accommodation comprises:- reception hallway, lounge, inner hallway, dining kitchen, pantry, upper landing, two bedrooms and bathroom.

Gas central heating and double glazed windows are installed and the property benefits from good storage.

EPC rating: D. Council tax band: D.

There are private garden grounds to front and rear, the south facing rear gardens are paved for ease of maintenance and drying facilities are provided.

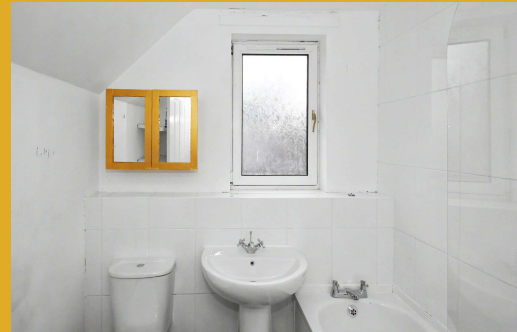
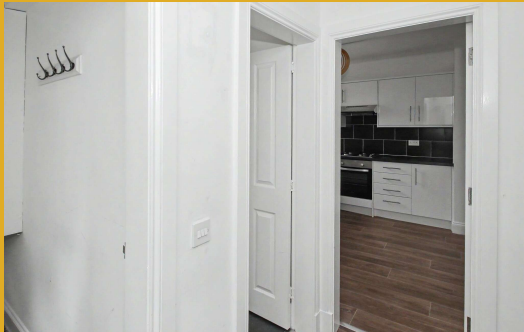
A driveway and garage to side provide ample off street parking.

Only a few minutes walk from the beautiful Pittencrieff Park, South Dewar Street is a highly sought after residential area set within half a mile of Dunfermline City Centre and approximately one mile from Dunfermline Railway Station. There are excellent local amenities close by including a well reputed primary school and easy access to the M90 motorway for travel both north and south. A regular bus service operates.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is the responsibility of the purchaser and shall not be used as such by any prospective purchaser. The purchaser, systems and appliances shown herein have not been tested and no guarantee is made with respect to their efficiency or safety for use.



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

Contact us

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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.