

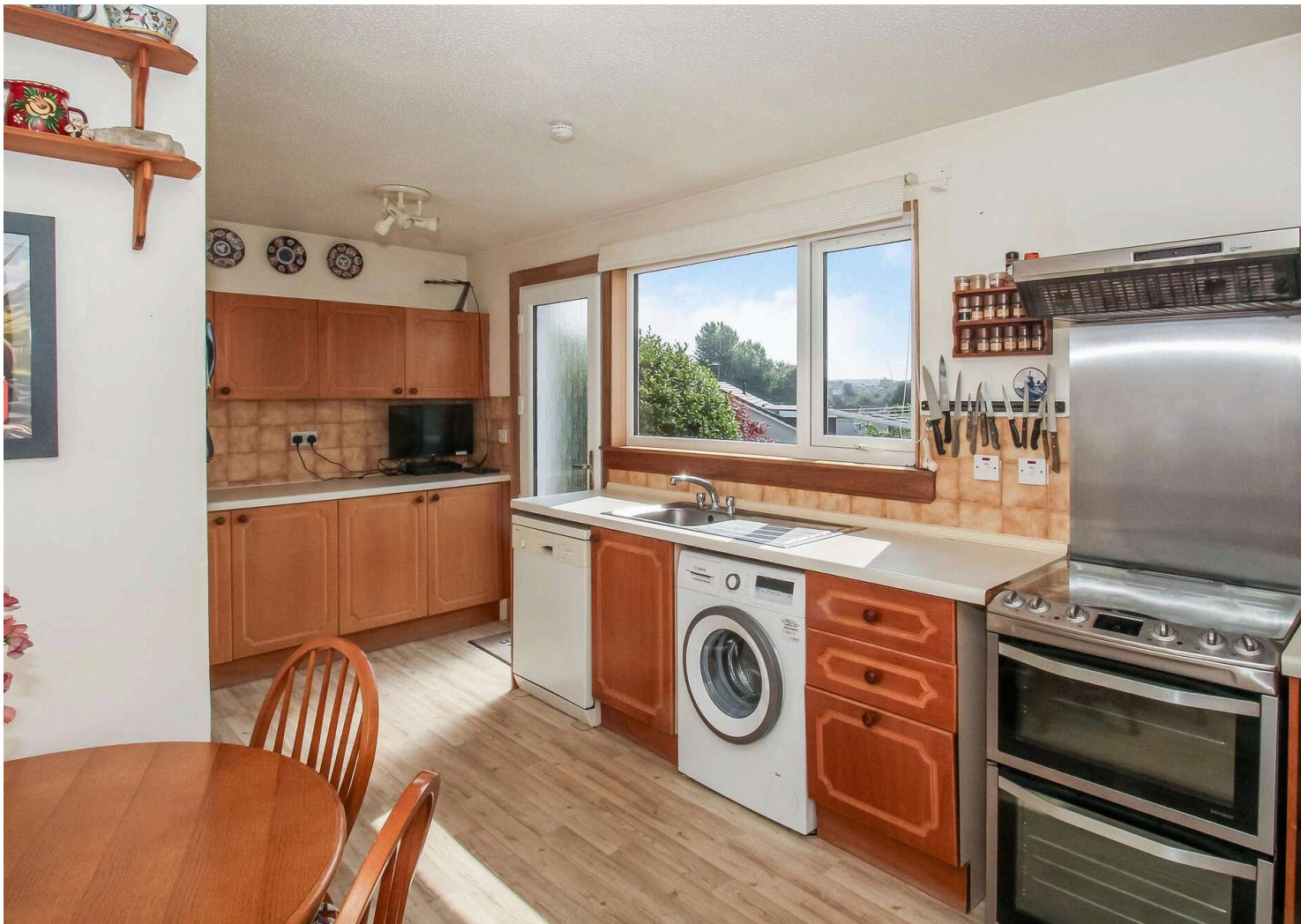
Stevenson Marshall
Property & Law

3 Ardeer Place, Dunfermline, KY11 4YX

Offers Over £310,000

Quietly situated off Woodmill Road, a bright and spacious detached villa, within walking distance of Dunfermline Railway Station and excellent local amenities.

Accommodation comprises:- reception hallway, lounge, L-shaped dining room (French doors), dining kitchen, WC/cloaks, upper landing, 4 double bedrooms and four piece bathroom.





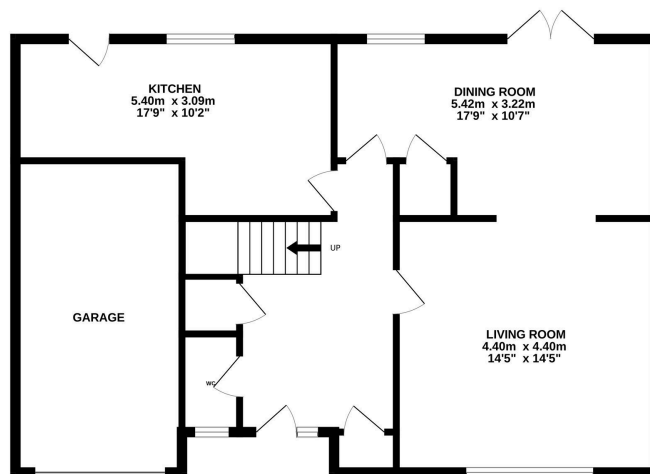
Gas central heating and double glazed windows are installed throughout and there is excellent storage and a flexible internal layout. EPC rating: C. Council tax band: D.

The generous garden grounds feature a host of flower beds, shrubs, trees, lawn, generous patio, timber garden shed and a south facing aspect to rear. A driveway and a garage to front provide ample off street parking for several vehicles.

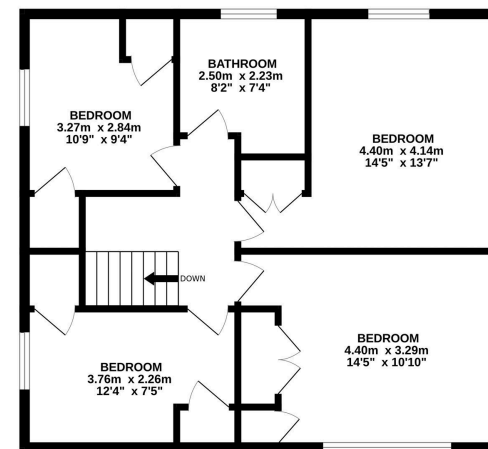




GROUND FLOOR



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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Ardeer Place is positioned off Woodmill Road forming part of a much sought after residential area, located within walking distance of Dunfermline Railway Station, Asda supermarket, city parks, local shops, restaurants and well reputed schools (including St Margaret RC primary and Commercial primary, both are only a short walk from the property as are the local High Schools). Dunfermline City Centre is less than one mile way and there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.



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

Contact us

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