



**Stevenson Marshall**  
Property & Law

34 Nith Street  
Dunfermline, KY11 4LY

Offers in the region of £95,000

## 34 Nith Street, Dunfermline

A fully renovated mid terraced villa with quality features, neat garden set within quiet location close to excellent local amenities.

There is a good internal layout which includes a reception hallway, full length lounge/dining area, impressive open plan breakfasting kitchen (with Belfast sink and feature barn door to gardens), upper landing, two double bedrooms and new bathroom.

Gas central heating and double glazed windows are installed with fresh decor and quality flooring throughout.

The neat garden ground to front and rear boast a patio area, decking, timber garden shed, lawn section and many shrubs. There are distant views to front and ample off street parking.

### Room sizes and accommodation

Reception hallway  
Lounge/dining 5.51m x 3.23m (18'1 x 10'7)  
Open plan kitchen 3.41m x 3.13m (11'2 x 10'4)  
Upper landing  
Bedroom 1 4.79m x 3.07m (15'8 x 10'1)  
Bedroom 2 3.68m x 2.57m (12'1 x 8'3)  
Bathroom 2.10m x 1.85m (6'10 x 6'1)

Nith Street is located within walking distance of superb local amenities, primary and secondary schooling and for the commuter easy access to the M90 Motorway for travel both north and south. An excellent bus service operates within the immediate vicinity. Dunfermline Rail Station is approximately 1 mile away.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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