



Stevenson Marshall
Property & Law

14 Gellatly Road
Dunfermline, KY11 4BH

Offers in the region of £89,995

A bright and spacious semi-detached villa set within generous mature garden ground with driveway and garage to side.

There is an excellent internal layout which includes a reception hallway, lounge, breakfasting kitchen, downstairs bedroom, inner hallway, upper landing, 2 further bedrooms and bathroom.

Gas central heating is installed with double glazed windows, flexible layout, good storage throughout and pleasant outlooks.

Entrance hallway

Lounge 4.79m x 4.23m (15'9 x 13'11)

Breakfasting kitchen 2.77m x 2.05m (9'1 x 6'9)

Downstairs bedroom 2.97m x 2.75m (9'9 x 9'0)

Inner hallway

Upper landing

Bedroom 1 3.61m x 4.17m (11'10 x 13'8)

Bedroom 2 2.76m x 3.74m (9'1 x 12'4)

Bathroom 2.53m x 1.66m (8'4 x 5'6)

The most impressive garden ground boasts a large patio area, original outhouse, lawn section, trees, drying facilities, shrubs and chipped area to rear. To front, the enclosed garden features beautiful rose bushes and flower beds. A paved driveway and detached timber garage provide ample off street parking for several vehicles.

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

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk