



Stevenson Marshall
Property & Law

Greengables
off Halbeath Road, Dunfermline, KY11 4LF

Offers over £395,000

Greengables, Halbeath Road

A modern detached bungalow in a unique hideaway setting just off Halbeath Road, offering maximum privacy in a tranquil setting whilst still being close to all local amenities and transport links.

There is a good internal layout which includes an entrance vestibule, split level lounge/dining room, dining kitchen, utility room, master bedroom, en-suite, inner hallway, three further bedrooms and bathroom.

Gas central heating and double glazed windows are installed throughout and the property benefits from a flexible layout, garden views and excellent storage both inside the property and also within the double garage (with electric doors for easy access).





Room sizes and accommodation

Entrance vestibule

1.94m x 1.49m (6'4 x 4'10)

Lounge

4.36m x 4.80m (14'4 x 15'9)

Dining room

5.36m x 3.67m (17'5 x 12'0)

Dining kitchen

4.13m x 3.52m (13'6 x 11'7)

Master bedroom

3.61m x 4.00m (11'1 x 13'1)

Utility room

2.06m x 1.75m (6'7 x 5'7)

En-suite shower room

2.47m x 1.72m (8'10 x 8'9)

Inner hallway

Bedroom 2

3.40m x 3.13m (11'2 x 10'3)

Bedroom 3

2.80m x 4.16m (9'2 x 13'8)

Bedroom 4

3.04m x 3.12m (9'1 x 10'3)

Bathroom

2.54m x 1.55m (8'4 x 5'3)

Greengables, Halbeath Road

The property is set within most impressive mature garden grounds which feature a host of flower beds, shrubs, trees and charming pathways. There is a greenhouse, well manicured lawn, patio, timber decking, drying facilities and stream nearby. A large monoblock driveway and double garage (with electric doors) provide ample off street parking for several vehicles.

Greengables is quietly situated off Halbeath Road (exit to Auld Mill House Hotel), within walking distance of Queen Margaret Rail Halt (services to Edinburgh). There are well reputed secondary and primary schools all within easy reach and the Leisure Park, Asda superstore, Park & Ride facility and Dunfermline City Centre are all approximately one mile away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular bus service operates close by.

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 and 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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