



**Stevenson Marshall**  
Property & Law

1 St Johns Place  
Dunfermline, KY12 7TA

Offers over £190,000

# 1 St Johns Place, Dunfermline

A modern semi detached villa in quiet cul se sac setting off St John's Drive.

There is a good internal layout which includes a reception hallway, lounge, dining room, kitchen, large conservatory, shower room, upper landing and two double bedrooms.

Gas central heating and double glazed windows are installed. There is excellent storage throughout, a flexible layout and pleasant outlooks.

## Room sizes and accommodation

Entrance hallway

Lounge: 5.10m x 5.16m (16'7 x 16'9)

Dining room: 3.33m x 2.52m (10'9 x 8'2)

Kitchen: 3.28m x 2.25m (10'7 x 7'3)

Conservatory: 5.04m x 3.24m (16'5 x 10'6)

Shower room: 2.18m x 2.09m (7'1 x 6'8)

Upper landing

Bedroom 1: 4.96m x 2.86m (16'2 x 9'3)

Bedroom 2: 4.08m x 3.47m (13'3 x 11'3)

The property boasts generous gardens which feature a host of flower beds, beautiful mature trees, shrubs and lawn. There are drying facilities, paving and west facing aspect to rear. A driveway and garage provide ample off street parking for several vehicles.

St Johns Place enjoys a peaceful setting off St Johns Drive, with leafy pathways and Dunfermline Public Park close by. The property is also within walking distance of Dunfermline Railway Station, excellent local amenities, Garvock House hotel and restaurant and well reputed schools. A regular bus service operates and there is easy access to the M90 motorway for travel both north and south.

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 team 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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