



Stevenson Marshall
Property & Law

5 Abington Drive
Dunfermline, KY12 7XU

Offers over £215,000

5 Abington Road, Dunfermline

Quietly situated, a modern detached villa with enclosed south facing garden to rear.

There is a good internal layout which includes an entrance hallway, lounge, dining room, kitchen, WC/cloaks, upper landing, 3 bedrooms and bathroom.

Gas central heating and double glazed windows are installed and there is good storage throughout.

Room sizes and accommodation

WC/cloaks

Lounge: 4.45m x 4.14m (14'7 x 13'7)
Dining room: 3.20m x 2.75m (10'6 x 9'0)
Kitchen 3.68m x 2.09m (12'1 x 6'10)
Upper landing
Bedroom 1: 3.37m x 2.89m (11'1 x 9'5)
Bedroom 2: 2.97m x 2.90m (9'9 x 9'6)
Bedroom 3: 2.79m x 1.89m (9'2 x 6'3)
Bathroom: 2.37m x 1.88m (7'9 x 6'2)

The property boasts mature garden grounds to front and rear with many features, such as a generous patio area, shrubs, trees, timber garden shed, maximum privacy and south facing aspect to rear. A driveway and garage to front provide ample off street parking.

Abington Road forms part of a much sought after residential development by Pittencrieff Park and within walking distance of the Dunfermline City Centre and railway station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Well-reputed primary and secondary schools are also within walking distance, as are good local amenities.

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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.