



Stevenson Marshall
Property & Law

30 Lilac Grove
Dunfermline, KY12 7XU

Offers over £200,000

30 Lilac Grove, Dunfermline

A bright and spacious semi detached villa with most impressive mature gardens and pleasant open outlooks over grassy area to rear.

There is a good internal layout which includes an entrance porch, lounge (with open plan staircase), dining room, kitchen, utility room, upper landing, three bedrooms, bathroom and floored attic.

Gas central heating and double glazed windows are installed throughout. There is good storage, a flexible layout and useful floored attic/games room (with fixed staircase). The attic also benefits from lined walls, power, light and a radiator.

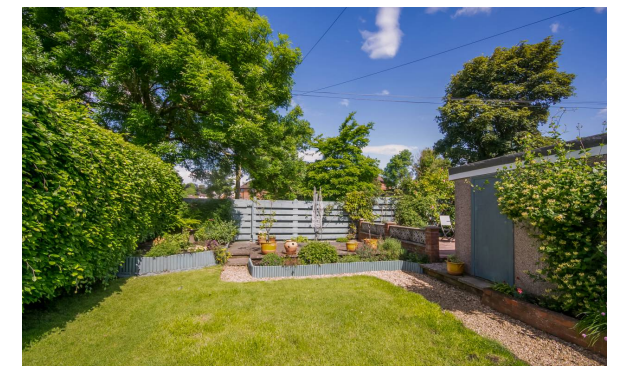
Room sizes and accommodation

Lounge: 5.45m x 4.16m (17'9 x 13'8)
Dining room: 3.38m x 3.04m (11'1 x 10'0)
Kitchen: 2.57m x 2.68m (8'5 x 8'9)
Utility room 2.30m x 2.27m (7'7 x 7'5)
Upper landing
Bedroom 1: 4.29m x 4.05m (14'1 x 13'3)
Bedroom 2: 3.94m x 2.90m (12'11 x 9'6)
Bedroom 3: 2.96m x 2.52m (9'9 x 8'3)
Bathroom: 2.08m x 1.93m (6'10 x 6'4)
Floored attic 3.20m x 2.33m (10'6 x 7'8)

The garden ground is mainly laid to lawn with drying facilities, generous patio area, shrubs, flower beds and peaceful setting. The long driveway and detached garage provide ample off street parking for several vehicles. Worth highlighting is the pleasant open outlook to rear.

Lilac Grove forms part of the desirable Pitcorthie district, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary schools and high schools. Regular bus services operate close by and there are some local amenities and easy access to the Forth Road Bridges and M90 Motorway and 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

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

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