



**Stevenson Marshall**  
Property & Law

12 Dempster Place  
Dunfermline, KY12 9YN

Offers over £145,000

## 12 Dempster Place, Dunfermline

A semi detached bungalow in quiet cul de sac setting close to Dunfermline City Centre.

Accommodation comprises: entrance hallway, lounge, kitchen, two bedrooms and wet room.

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

### Room sizes and accommodation

Entrance hallway

Lounge: 4.21m x 3.30m (13'10" x 10'10")

Kitchen: 3.69m x 2.29m (12'1" x 7'6")

Bedroom 1: 2.93m x 2.74m (9'8" x 9'0")

Bedroom 2: 3.62m x 3.03m (11'11" x 9'11")

Wet room: 2.62m x 1.45m (8'7" x 4'10")

There is garden ground to front and rear which are mainly paved for ease of maintenance.

Dempster Place is set within a well-reputed residential area forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

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

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



## 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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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.