



**Stevenson Marshall**  
Property & Law

10 Ben Lomond View  
Oakley, KY12 9SN

Offers over £115,000

# 10 Ben Lomond View, Oakley

A beautifully presented semi detached villa in small cul de sac setting, with attractive open outlooks to neighbouring farmland.

There is a good internal layout which includes a reception hallway, lounge, dining area, breakfasting kitchen, rear vestibule, upper landing, three bedrooms and wet room.

Gas central heating and double glazed windows are installed throughout and there is excellent storage, tasteful decor and a flexible layout.

Lounge:- 7.92m x 2.79m (25'9 x 8'8)  
Dining area :-3.87m x 3.02m (12'6 x 9'9)  
Kitchen:- 3.50m x 3.18m (11'4 x 10'4)  
Upper landing  
Bedroom 1:- 4.01m x 3.07m (13'1 x 10'0)  
Bedroom 2:- 3.39m x 3.19m (11'1 x 10'4)  
Bedroom 3:- 3.96m x 4.11m (12'2 x 13'8)  
Wet room:- 2.12m x 1.98m (6'9 x 6'49)

The property boasts superb mature garden grounds which feature a host of flower beds, shrubs and trees. There are generous patio areas, two timber garden sheds, decking, pathways and pleasant outlooks.

The village of Oakley is surrounded by open countryside and situated approximately four miles north west of Dunfermline City Centre on the A907 (Dunfermline-Alloa). The property is within easy walking distance of excellent local amenities, including a doctor's surgery, shops and a regular bus service. Further amenities are available in nearby Alloa and Dunfermline.

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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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.