



Stevenson Marshall
Property & Law

13 Cypress Grove
Dunfermline, KY11 4BU

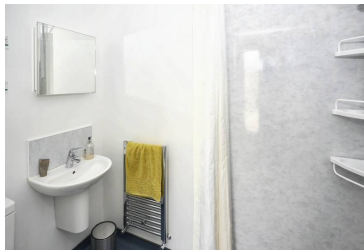
Offers over £270,000

13 Cypress Grove, Dunfermline

A cleverly extended detached villa with mature garden grounds to front and rear.

There is an excellent internal layout which includes a reception hallway, lounge, dining room, kitchen, utility room, shower room, downstairs bedroom, home office, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed. There is excellent storage, a flexible layout, tasteful décor and quality contemporary doors throughout.





Room sizes and accommodation

Entrance hallway

Lounge: 4.60m x 3.85m (15'1 x 12'7)

Dining room: 3.66m x 3.02m (12'1 x 9'11)

Kitchen: 3.32m x 2.64m (10'11 x 8'8)

Utility room: 2.60m x 1.88m (8'6 x 6'2)

Shower room: 1.98m x 1.30m (6'6 x 4'3)

Downstairs bedroom: 3.30m x 2.82m (10'10 x 9'3)

Home office: 2.90m x 2.80m (9'6 x 9'2)

Upper landing

Bedroom 1: 4.41m x 3.68m (14'5 x 12'1)

Bedroom 2: 3.76m x 2.87m (12'4m x 9'5)

Bedroom 3: 2.94m x 2.52 (9'8 x 8'3)

Bathroom: 2.12m x 1.85m (7'0 x 6'1)



13 Cypress Grove, Dunfermline

The mature gardens feature a host of flower beds, shrubs, trees, timber garden shed, pathways and a south facing aspect to rear. A driveway and garage provide ample off street parking for several vehicles.

Cypress 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 department 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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