



**Stevenson Marshall**  
Property & Law

1 Whitelaw Road  
Dunfermline, KY11 4RN

Offers over £145,000

# 1 Whitelaw Road,

A bright and spacious end terraced villa set within generous corner plot.

There is a good internal layout which includes a reception hallway, full length lounge/diner, kitchen, upper landing, two double bedrooms and bathroom.

Gas central heating and double glazed windows are installed and there is excellent storage and neutral decor throughout.

## Room sizes and accommodation

Entrance hallway

Lounge/dining 6.16m x 3.02m (20'3 x 9'11)

Kitchen 3.89m x 2.24m (12'9 x 7'4)

Upper landing

Bedroom 1 5.62m x 3.09m (18'5 x 10'0)

Bedroom 2 4.07m x 2.73m (13'5 x 9'0)

Bathroom 2.46m x 1.82m (8'1 x 5'11)

The property benefits from large garden grounds which feature a lawn, patio, drying facilities and a south facing aspect to rear. Worth highlighting is the brand new outbuilding which could be utilised as a games/play room or garden office.

Whitelaw Road is located within walking distance of Dunfermline Railway Station, excellent local amenities, primary and secondary schooling and for the commuter, easy access to the M90 motorway for travel north and south. A regular bus service operates within the immediate vicinity.

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.