



Stevenson Marshall
Property & Law

5 Almond Road
Dunfermline, KY11 4BU

Offers over £135,000

5 Almond Road, Dunfermline

Quietly situated, a well proportioned semi detached villa with neat gardens and a south facing aspect to rear.

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

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

Entrance hallway

Lounge:- 4.57m x 3.85m (14'8 x 12'7)

Kitchen:- 3.48m x 3.26m (11'5 x 10'9)

Rear vestibule

Shower room:- 1.91m x 1.79m (6'3 x 5'11)

Upper landing

Bedroom 1:- 4.12m x 3.06m (13'7 x 10'1)

Bedroom 2:- 3.40m x 3.16m (11'2 x 10'4)

Bedroom 3:- 3.30m x 2.43m (10'10 x 8'0)

The generous gardens offer a south facing aspect to rear, lawn section, timber garden shed, patio area and drying facilities. A driveway provides ample off street parking.

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