



Stevenson Marshall
Property & Law

140 Halbeath Road
Dunfermline, KY11 4LB

Offers over £180,000

140 Halbeath Road, Dunfermline

A traditional 1930's detached bungalow with extensive garden grounds, ample off street parking and maximum privacy to rear. There is a flexible internal layout which includes an entrance vestibule, large reception hallway, lounge, dining room/double bedroom, dining kitchen, pantries, rear porch, three bedrooms and bathroom.

The property requires extensive cosmetic work and modernisation throughout, although the gas central heating boiler was replaced in 2017. The property retains many original features, including deep skirting, high ceilings, hallway arches and worth highlighting are the original charming 1930's fireplaces in all rooms! (except kitchen and bathroom). There is excellent potential for a sizable extension to rear, or attic conversion (subject to planning).

Lounge 4.69m x 4.29m (15'4 x 14'1)
Dining room/bed 5.46m x 4.26m (17'11 x 14'0)
Dining kitchen 5.24m x 3.94m (17'2 x 12'11)
Bedroom 1: 4.34m x 3.67m (14'3 x 12'0)
Bedroom 2: 3.99m x 3.56m (13'1 x 11'8)
Bedroom 3: 3.99m x 2.99m (13'1 x 9'10)
Bathroom 2.90m x 1.77m (9'6 x 5'10)

The generous gardens offer maximum privacy, patio areas, greenhouse, lawn and pleasant outlooks over farmland to rear. A long driveway and detached double garage provide ample off street parking for several vehicles.

140 Halbeath Road is within walking distance of Queen Margaret Rail Halt (services to Edinburgh). There are well reputed secondary and primary schools all within easy reach and the Fife Leisure Park, Asda superstore and Park & Ride facility are all close by. The motorway network and Edinburgh airport can be reached quickly and easily. A regular bus service operate and Dunfermline City Centre is approximately 1.5 miles away.

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.

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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