



**Stevenson Marshall**  
Property & Law

13 Keir Hardie Terrace  
Dunfermline, KY11 3BP

Offers over £160,000

# 13 Keir Hardie Terrace, Dunfermline

An impressive traditional semi-detached villa in peaceful setting with mature garden grounds to front and rear.

There is a flexible internal layout which includes a reception hallway, lounge, dining room/downstairs bedroom, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating and double glazed windows are installed throughout. There is excellent storage, a flexible layout, feature fireplace and pleasant outlooks.

## Room sizes and accommodation

Entrance hallway

Lounge 4.74m x 3.79m (15'7 x 12'5)

Dining room/downstairs bedroom 3.59m x 3.35m (11'9 x 11'0)

Kitchen 4.97m x 2.87m (16'4 x 9'5)

Upper landing

Bedroom 1:- 3.69m x 3.58m (12'1 x 11'9)

Bedroom 2:- 3.84m x 3.08m (12'8 x 10'1)

Bedroom 3:- 3.91m x 3.12m (12'10 x 10'3)

Bathroom:- 2.95m x 1.97m (9'8 x 6'6)

The superb mature gardens feature a generous lawn, well established strawberry patch, drying facilities and patio area.

Keir Hardie Terrace forms part of the sought after Hospital Hill district of Dunfermline, a most convenient location within walking distance of railway station, Dunfermline High School, Asda Superstore and regular bus service. There is easy access to the M90 Motorway for travel both north and south and Dunfermline City Centre is less than one mile away.

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.