



Stevenson Marshall
Property & Law

22 Yetholm Park
Dunfermline, KY12 7XR

Offers over £250,000

22 Yetholm Park, Dunfermline

A modern detached bungalow with neat garden grounds and superb open outlooks to rear.

There is an excellent layout which includes an entrance vestibule, lounge, kitchen and dining area, two double bedrooms, master en-suite, dining room/bedroom, conservatory and bathroom.

There is gas central heating (boiler installed in 2021) and double glazed windows throughout. The property boasts a flexible layout, excellent storage and neutral decor.

Entrance vestibule 1.82m x 1.12m (5'97 x 3'67)
Lounge 4.89m x 4.70m (16'0 x 15'4)
Dining kitchen 5.63m x 4.79m (18'4 x 15'7)
Bedroom 1: 3.82m x 3.49m (12'5 x 11'4)
En-Suite 2.30m x 1.25m (7'6 x 4'1)
Bedroom 2: 3.09m x 2.85m (10'2 x 9'5)
Dining room/bedroom 3.09m x 2.75m (10'1 x 9'0)
Conservatory 3.32m x 2.71m (10'8 x 8'8)
Bathroom 2.86m x 2.85m (9'3 x 9'3)

There are impressive garden grounds which enjoy a peaceful open aspect over green space and adjacent Pittencrieff Park. The garden is mainly chipped for ease of maintenance and features a patio area, handy garage access and maximum privacy. The larger than average garage/workshop and long driveway provide ample off street parking for several vehicles.

Yetholm Park forms part of a desirable location, close to Pittencrieff Park and within walking distance of the city centre and railway station. There is easy access to the M90 motorway for travel both north and south and a regular bus service operates. Local shops, well-reputed primary and secondary schools are all within easy reach.

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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