



Stevenson Marshall
Property & Law

20 Aytoun Grove

Dunfermline, KY12 9YA

Offers over £170,000

20 Aytoun Grove, Dunfermline

An extended semi-detached villa in sought after cul de sac setting.

There is a good internal layout which includes a reception hallway, full length lounge/dining, dining room, sitting room, breakfasting kitchen, upper landing, three double bedrooms and wet room.

Lounge/dining 7.34m x 3.21m (21'1" x 10'10")
Dining room 3.09m x 2.79m (10'1" x 9'2")
Sitting room 2.18m x 2.09m (7'2" x 6'10")
Breakfasting kitchen 3.88m x 3.78m (12'8" x 12'5")
Upper landing
Bedroom 1: 3.31m x 2.90m (10'10" x 9'7")
Bedroom 2: 4.41m x 3.41m (14'6" x 11'2")
Bedroom 3: 2.79m x 2.92m (9'2" x 9'6")
Wet room 3.07m x 2.02m (10'1" x 6'8")

Gas central heating and double glazed windows are installed and there is good storage, a flexible layout and superb distant views to front. General cosmetic work is required throughout.

The property benefits from garden grounds to front and rear which are mainly paved for ease of maintenance. There are drying facilities provided, lawn areas, patio and many mature shrubs. A driveway and garage to side provide ample off street parking for several vehicles.

Quietly situated, Aytoun Grove is set within a desirable residential area, forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre 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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