



**Stevenson Marshall**  
Property & Law

105 Pitcorthie Drive  
Dunfermline, KY11 8AL

Offers over £160,000

# 105 Pitcorthie Drive, Dunfermline

A well proportioned semi detached villa in sought after location, close to good local amenities.

There is a flexible internal layout which includes an entrance hallway, lounge, dining kitchen (with patio doors), upper landing, two double bedrooms and shower room.

Gas central heating and double glazed windows are installed and the property benefits from excellent storage throughout.

Lounge 4.41m x 3.10m (14'6 x 10'2)  
Dining kitchen 4.58m x 3.17m (15'0 x 10'5)  
Upper landing  
Bedroom 1: 3.87m x 3.52m (12'8 x 11'6)  
Bedroom 2: 3.67m x 3.31m (12'0 x 10'10)  
Shower room 1.81m x 1.85m (5'11 x 6'1)

There are generous garden grounds to front and rear which feature a lawn, chipped areas, patio, drying facilities and mature shrubs. A driveway to side provides ample off street parking for several vehicles and space for a garage.

Pitcorthie Drive is located within the desirable Pitcorthie district, only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary schools and high schools. Regular bus services operate close by and there are some local amenities and easy access to the Forth Road Bridges and M90 Motorway and for travel both north and south.

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.