



Stevenson Marshall
Property & Law

40 Blair Drive
Dunfermline, KY12 0LD

Offers over £115,000

40 Blair Drive, Dunfermline

A mid terraced villa in popular location close to city centre and railway station.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, rear vestibule, sun room, upper landing, three bedrooms and wet room.

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

Lounge 4.97m x 4.14m (16'4 x 13'7)
Dining kitchen 4.21m x 4.14m (13'10 x 13'7)
Porch 4.89m x 2.79m (16'1 x 9'2)
Upper landing
Bedroom 1: 4.64m x 3.36m (15'2 x 11'0)
Bedroom 2: 3.24m x 3.13m (10'8 x 10'3)
Bedroom 3: 3.14m x 2.18m (10'4 x 7'2)
Wet room 2.06m x 1.82m (6'9 x 6'0)

The garden is mainly paved for ease of maintenance. There is a timber shed, decking, drying facilities and greenhouse.

Blair Drive forms parts of a long established residential area within walking distance of Dunfermline City Centre, railway station and local amenities. For the commuter, easy access can be gained to the M90 Motorway with direct links to Edinburgh, Perth and Dundee and central Scotland via the Kincardine and Forth Bridges.

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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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.