



Stevenson Marshall
Property & Law

31 Blair Drive
Dunfermline, KY12 0JZ

Offers over £165,000

31 Blair Drive, Dunfermline

A beautifully presented end terraced villa in sought after location close to city centre and railway station.

Accommodation comprises, entrance hallway, lounge, dining kitchen, utility room/small office, bathroom, upper landing and three bedrooms.

Gas central heating and double glazed windows are installed. There is fresh décor, luxury carpets and excellent storage throughout.

Room sizes and accommodation

Entrance hallway

Lounge 4.47m x 4.07m (14'8 x 13'4)

Dining kitchen 3.35m x 3.00m (11'0 x 9'10)

Utility/office 2.42m x 1.44m (8'0 x 4'8)

Bathroom 2.03m x 2.06m (6'8 x 6'9)

Upper landing

Bedroom 1: 3.41m x 3.35m (11'2 x 11'0)

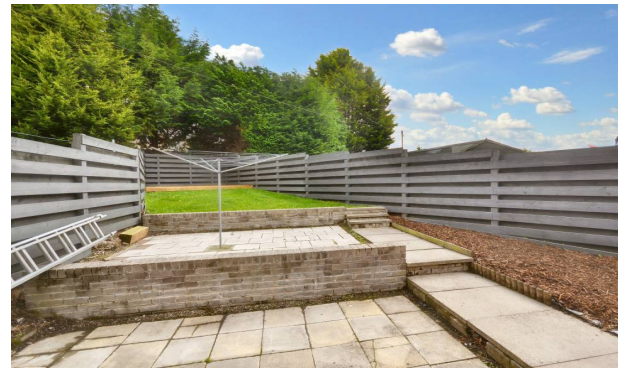
Bedroom 2: 4.25m x 3.06m (13'11 x 13'6)

Bedroom 3: 4.29m x 3.08m (14'1 x 10'1)

The property boasts neat garden grounds to front and rear, which feature a generous patio area, lawn, drying facilities and south facing aspect to rear. There is on street parking to front.

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.



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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