



**Stevenson Marshall**  
Property & Law

18 Tolmount Drive  
Dunfermline, KY12 7YB

Offers over £340,000

## 18 Tolmount Drive, Dunfermline

A modern detached villa in desirable location close to city centre and railway station.

Accommodation comprises:- entrance vestibule, reception hallway, lounge (with French doors), kitchen/dining, utility room, WC/cloaks, upper landing, 4 bedrooms, master en-suite and family bathroom.

Gas central heating and double glazed windows are installed. The property benefits from a flexible internal layout, excellent storage throughout and cavity wall and underfloor insulation.





- Lounge
- 4.76m x 4.14m (15'7 x 13'7)
- Kitchen/dining
- 8.60m x 3.15m (28'2 x 10'4)
- Utility room
- 2.02m x 1.80m (6'8 x 5'11)
- WC/cloaks
- Upper landing
- Bedroom 1
- 4.34m x 3.55m (14'3 x 11'8)
- En-suite
- 1.58m x 1.55m (5'3 x 5'1)
- Bedroom 2
- 4.79m x 2.89m (15'8 x 9'5)
- Bedroom 3
- 3.29m x 2.47m (10'9 x 8'1)
- Bedroom 4
- 4.51m x 2.72m (14'9 x 8'11)
- Bathroom
- 2.31m x 2.28m (7'7 x 7'5)



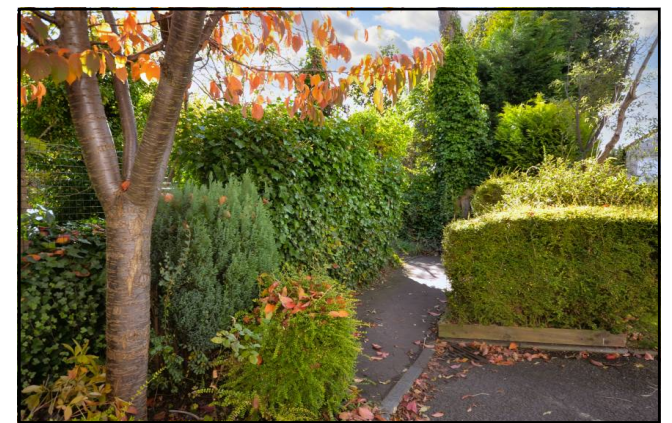
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, fixtures, fittings and any other items are approximate and should not be relied upon for any legal purposes or as a substitute for a professional survey. The floorplan is provided for information only and is not intended to be a prospective purchase. The seller, agent, estate agent, or other person named and no guarantee is made with respect to the accuracy of the floorplan.

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The property benefits from mature garden grounds to front and rear which feature a generous lawn, patio area, drying facilities, mature trees and a west facing aspect (to rear). A driveway and double garage provide from ample off street parking for several vehicles.

Tolmount Drive forms part of a long established and highly desirable residential area enjoying a quiet, yet most convenient setting within walking distance of Dunfermline Railway Station, city centre and public parks. 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. A regular bus service operates close by.

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 department 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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