



**Stevenson Marshall**  
Property & Law

76 Blair Drive  
Dunfermline, KY12 0JZ

Offers over £135,000

# 76 Blair Drive, Dunfermline

A well proportioned semi detached villa in quiet cul de sac setting close to city centre and railway station.

Accommodation comprises: entrance hallway, lounge, dining kitchen, four piece bathroom and three double bedrooms.

## Room sizes and accommodation

Entrance hallway

Lounge 4.82m x 3.71m (15'10 x 12'2)

Kitchen 4.53m x 2.97m (14'9 x 9'9)

Bathroom 2.89m x 1.94m (9'6 x 6'5)

Bedroom 1: 5.11m x 2.89m (16'9 x 9'6)

Bedroom 2: 3.86m x 2.18m (12'8 x 7'2)

Bedroom 3: 3.66m x 3.38m (12'0 x 11'1)

Gas central heating and double glazed windows are installed with good storage throughout.

The property boasts an impressive mature garden to rear which has a lawn section, patio area, timber garden shed, numerous shrubs and trees, a south facing aspect and maximum privacy. The large driveway provides ample parking for several vehicles.

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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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.