



**Stevenson Marshall**  
Property & Law

10 Scotland Drive  
Dunfermline, KY12 7SY

Offers over £200,000

## 10 Scotland Drive,

A semi detached chalet bungalow in quiet cul de sac setting close to city centre and railway station.

The flexible internal layout comprises: entrance hallway, lounge, kitchen, two bedrooms downstairs, shower room, upper landing and two further double bedrooms (both with WC/cloaks).

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

### Room sizes and accommodation

#### Entrance hallway

Lounge: 5.09m x 4.35m (16'10 x 14'3)

Kitchen: 4.23m x 2.49m (13'10 x 8'3)

Downstairs bedroom 1: 3.48m x 3.26m (11'5 x 10'8)

Downstairs bedroom 2: 3.27m x 3.03m (10'8 x 9'11)

Shower room: 1.89m x 1.84m (6'2 x 6'1)

#### Upper landing

Bedroom: 4.93m x 3.33m (16'2 x 10'11)

Bedroom: 4.12m x 3.31m (13'6 x 10'10)

The property benefits from neat garden ground to front and rear featuring a host of flower beds, shrubs and patio areas. A driveway and garage to side provide ample off street parking for several vehicles.

Located off St Johns Drive, Scotland Drive forms part of the much sought after Garvock Hill district of Dunfermline, which is within walking distance of railway station, city centre, parks and primary and secondary schools. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates.

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 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.