



**Stevenson Marshall**  
Property & Law

22 Macbeth Road  
Dunfermline, KY11 4EG

Offers over £90,000

## 22 Macbeth Road,

An end terraced villa with private gardens to front and rear.

There is a good internal layout which includes a reception hallway, lounge, kitchen, inner hallway, upper landing, two double bedrooms and bathroom.

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

### Room sizes and accommodation

#### Entrance hallway

Lounge:- 5.55m x 4.15m (18'2 x 13'7)

Kitchen:- 3.55m x 2.74m (11'8 x 9'0)

Bedroom 1:- 4.13m x 4.12m (13'7 x 13'6)

Bedroom 2:- 3.36m x 3.23m (11'0 x 10'7)

Bathroom:- 2.03m x 1.98m (6'8 x 6'6)

The gardens boast a lawn section, generous patio and drying facilities are provided.

Macbeth Road is located within walking distance of good local amenities and both primary and secondary schooling. There is easy access to the M90 motorway for travel north and south and a regular bus service operates within the immediate vicinity. Dunfermline Railway Station is approximately one mile away.

Viewing: 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.

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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.