



Stevenson Marshall
Property & Law

3 South Dewar Street
Dunfermline, KY12 8AR

Offers over £185,000

3 South Dewar Street, Dunfermline

A traditional main door lower villa with bright and spacious accommodation all on one level and neat south facing gardens to rear.

There is a good internal layout which includes an entrance vestibule, reception hallway, lounge/bedroom 3, dining room, kitchen, two double bedrooms and bathroom.

Gas central heating and double glazed windows are installed. There is good storage, a flexible layout, many period features (including two feature fireplaces) and traditional hardwood flooring throughout.

Lounge 4.35m x 3.76m (14'3 x 12'4)
Dining room 5.10m x 3.71m (16'9 x 12'2)
Kitchen 4.83m x 2.10m (15'10 x 6'11)
Bedroom 1: 3.61m x 3.17m (11'10 x 10'5)
Bedroom 2: 4.21m x 2.54m (13'10 x 8'4)
Bathroom 2.85m x 1.56m (9'4 x 5'3)

The walled garden to rear is shared with upstairs only and offers a generous lawn, maximum privacy, drying facilities, timber shed and a south facing aspect. The property benefits from a large cellar (with power and light) and a small enclosed garden to front.

Only a few minutes walk from the beautiful Pittencrieff Park, South Dewar Street is a highly sought after residential area set within half a mile of Dunfermline City Centre and approximately one mile from Dunfermline Railway Station. There are excellent local amenities close by including a well reputed primary school and easy access to the M90 motorway for travel both north and south. 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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