



**Stevenson Marshall**  
Property & Law

17 Scotland Drive  
Dunfermline, KY12 7SY

Offers over £180,000

## 17 Scotland Drive, Dunfermline

A semi detached villa in quiet cul de sac setting, located within sought after district close to city centre and railway station.

There is a flexible internal layout which includes an entrance porch, reception hallway, lounge, downstairs bedroom/public room, kitchen, rear porch, shower room, upper landing and two further bedrooms.

Gas central heating and double glazed windows are installed. There is excellent storage, modern security alarm and superb south facing views of the Forth Bridges and Pentland Hills.

Entrance porch 2.08m x 1.40m (6'10 x 4'7)  
Lounge 4.09m x 3.96m (13'5 x 13'0)  
Downstairs bedroom 3.59m x 2.87m (11'9 x 9'5)  
Kitchen 3.05m x 2.83m (10'0 x 9'5)  
Shower room 2.20m x 2.16m (7'4 x 7'1)  
Upper landing  
Bedroom 1: 4.71m x 3.24m (15'6 x 10'7)  
Bedroom 2: 3.10m x 2.34m (10'2 x 7'8)

The property benefits from mature south facing gardens which feature two lawn sections, numerous shrubs, trees, drying facilities and a timber garden shed is included in the sale price. A garage and driveway provide ample off street parking for several vehicles.

Located off St Johns Drive/Garvock Hill, 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.

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.