



Stevenson Marshall
Property & Law

11 Carswell Place
Dunfermline, KY12 9YJ

Offers over £340,000

11 Carswell Place, Dunfermline

A bright and spacious detached villa located within walking distance of city centre, excellent local amenities and both primary and secondary schools.

The flexible layout comprises:- entrance hallway, lounge, dining kitchen, utility room, conservatory, downstairs bedroom/family room, WC/cloaks, upper landing, four double bedrooms, master en-suite and bathroom.

Gas central heating and double glazed windows are installed with good storage throughout and pleasant open outlooks to rear.





Room sizes and accommodation

Entrance hallway

Lounge 6.39m x 3.77m (20'11 x 12'5)

Dining Kitchen 5.84m x 2.74m (19'2 x 9'0)

Utility room 1.92m x 1.68m (6'4 x 5'6)

Conservatory 6.24m x 2.55m

WC/cloaks

Downstairs bedroom 2.94m x 2.69m (9'8 x 8'10)

Upper landing

Bedroom 1- 4.83m x 3.25m (15'10 x 10'8)

En-suite 2.33m x 1.65m (7'8 x 5'5)

Bedroom 2- 3.55m x 3.30m (11'8 x 10'10)

Bedroom 3- 2.94m x 2.55m (9'7 x 8'4)

Bedroom 4- 3.77m x 2.93m (12'4 x 9'7)

Bathroom 2.26m x 1.80m (7'5 x 5'11)



11 Carswell Place, Dunfermline

The mature garden grounds feature a host of flower beds, shrubs, well manicured lawn, feature stepping stones, sunny decking, drying facilities and maximum privacy. A driveway and double garage provide ample off street parking for several vehicles.

Carswell Place is set within a well-reputed residential area forming part of the much sought after Milesmark district. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates nearby. Local shops, well-reputed primary and secondary schools are within walking distance and Dunfermline City Centre is approximately one mile away.

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 department 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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.