



Stevenson Marshall
Property & Law

27 Abington Road
Dunfermline, KY12 7XU

Offers over £335,000

27 Abington Road, Dunfermline

Quietly situated, a modern detached villa in much sought after location, close to Dunfermline Railway Station, Pittencrieff Park and city centre.

There is a good internal layout which includes an entrance porch, reception hallway, lounge, dining room, kitchen, utility room, family room, WC/cloaks, upper landing, four bedrooms, master en-suite and four piece family bathroom.

Gas central heating and double glazed windows are installed throughout and the property benefits from good storage, a flexible layout and pleasant outlooks.



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The mature garden grounds feature a generous patio, lawn section, maximum privacy, large greenhouse and peaceful south facing aspect to rear. A garage and driveway provide ample off street parking for several vehicles.

Abington Road forms part of a much sought after residential development by Pittencrieff Park and within walking distance of the Dunfermline City Centre and railway station. There is easy access to the M90 Motorway for travel both north and south and a regular bus service operates. Well-reputed primary and secondary schools are also within walking distance, as are good local amenities.

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.

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.