



Stevenson Marshall
Property & Law

31 Parkneuk Road
Dunfermline
KY12 9BL

31 Parkeneuk Road, Dunfermline

A unique contemporary detached villa set within generous garden grounds, with two storey double garage to rear.

Accommodation comprises: sun room entrance, reception hallway, lounge, breakfasting kitchen, sitting/garden room, utility room, two downstairs bedrooms (one with feature fireplace), bathroom, spacious upper landing, two further double bedrooms and two ensuite bathrooms.

Gas central heating and double glazed windows are installed with excellent storage, a flexible layout, tasteful decor and high quality fixtures and fittings throughout.



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The gardens are mainly laid to lawn, with two impressive decked areas and drying facilities provided. The detached two storey garage offers ample parking and could also be utilised as a gym or garden office. There is a fixed timber staircase, power and light. A large chipped driveway provides additional off street parking.

Parkneuk Road forms part of the much sought after Parkneuk district of Dunfermline. 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 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

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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.