

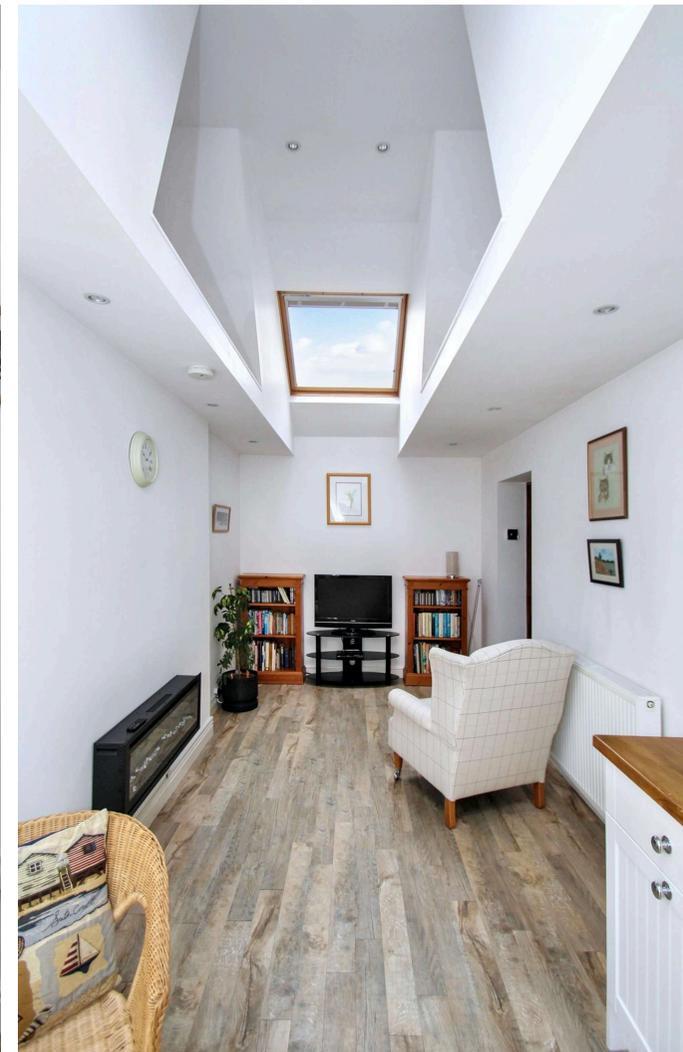
Stevenson Marshall
Property & Law

17 Curlew Gardens, Dunfermline, KY11 8GF

Offers Over £310,000

A modern detached villa with superb west facing gardens to rear and open outlooks to front over Duloch Park itself.

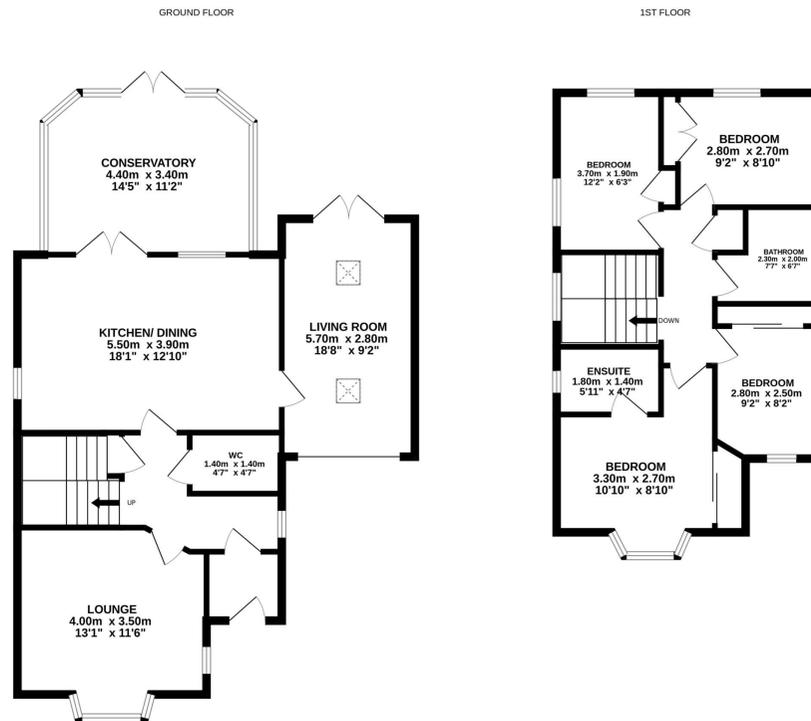
The internal layout comprises: reception hallway, bay windowed lounge, dining kitchen, large conservatory, family room (with sky lights and feature full height ceilings), utility area, WC/cloaks, upper landing, four bedrooms, master en-suite and bathroom.





The attractive garden grounds boast many mature trees, generous patio, lawn, drying facilities and a west facing aspect to rear. A driveway to front offers ample off street parking for several vehicles. Please note: the garage door remains in position for cosmetic purposes only, the garage itself was converted 10 years ago to create a family room/utility area. Planning permission and relevant paperwork can be made available upon request. A 6 monthly factoring fee of around £100 covers the professional garden maintenance of all communal areas.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Curlwe Gardens enjoys an attractive setting adjacent to Duloch Park and within walking distance of excellent local amenities, including Tesco Superstore, Fife Retail Park, good restaurants and well reputed schools. Queen Margaret Rail Halt (services to Edinburgh) is approximately 1 mile away. Dunfermline City Centre is approximately 2.5 miles away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular local bus service operates.



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An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

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