



**Stevenson Marshall**  
Property & Law

11 Helmsdale Park  
Dunfermline, KY12 7PU

Offers over £300,000

## 11 Helmsdale Park,

A modern detached villa in sought after location, adjacent to the beautiful Pittencrieff Park and within walking distance of Dunfermline City Centre and railway station. Viewing a must!

There is a flexible internal layout which include a reception hallway, lounge/dining, conservatory, kitchen, WC/cloaks, dining room/downstairs bedroom, upper landing, four bedrooms, en-suite shower room and bathroom.

Gas central heating and double glazed windows are installed throughout. There is excellent storage, pleasant outlooks, solar panels installed and hot tub (available by separate negotiation).





Full length lounge/dining  
6.01m x 3.61m (19'9 x 11'10)  
Conservatory  
3.49m x 2.49m (11'5 x 8'2)  
Kitchen  
3.24m x 2.78m (10'8 x 9'2)  
Dining room  
4.39m x 3.01m (14'4 x 9'11)  
WC/cloaks  
1.65m x 1.38m (5'5 x 4'6)  
Upper landing  
Bedroom 1  
3.61m x 3.26m (11'10 x 10'8)  
En-suite  
1.34m x 1.25m (4'5 x 4'1)  
Bedroom 2:  
3.72m x 2.48m (12'3 x 8'2)  
Bedroom 3  
3.40m x 2.52m (11'2 x 8'3)  
Bedroom 4  
3.43m x 3.10m (11'3 x 10'1)  
Bathroom  
3.02m x 2.02m (9'11 x 6'7)

## 11 Helmsdale Park, Dunfermline

The property boasts generous garden grounds which feature a sunny west facing aspect to rear, drying facilities, quality decking, mature shrubs and flower beds. There is a large green space to side and superb outlooks to adjacent Pittencrieff Park. A long driveway and double garage provide ample off-street parking for several vehicles.

Quietly situated, Helmsdale Park 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.

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.