



Stevenson Marshall
Property & Law

Flat 9, 4A Manor Gardens
Dunfermline, KY11 8PN

Offers over £150,000

Flat 9 4a Manor Gardens, Dunfermline

Immaculate throughout, a bright and spacious top floor luxury flat (Manor Kingdom Homes 2008), with pleasant open outlooks, set within peaceful cul-de-sac off Greenshank Drive.

The flexible internal layout includes a reception hallway, impressive lounge/dining (with French doors to Juliette balcony), fitted kitchen (with integrated appliances), two double bedrooms (with fitted wardrobes), en-suite shower room and bathroom.

Gas central heating and double glazed windows are installed and the property benefits from good storage (including attic space), flexible layout, quality hardwood doors, fresh décor throughout and modern security entry system. There is useful locked bike storage on each floor.

Accommodation and room sizes

Entrance hallway

Lounge/dining room: 6.77m x 4.13m (22'3 x 13'7)

Kitchen: 3.22m x 1.92m (10'7 x 6'4)

Bedroom 1: 3.36m x 2.88m (11' x 9'5)

En-suite: 2.03m x 1.36m (6'8 x 4'6)

Bedroom 2: 3.26m x 2.98m (10'8 x 9'9)

Bathroom: 2.06m x 2.03m (6'9 x 6'8)

There are professionally maintained garden grounds, which feature a generous lawn, numerous shrubs, flower beds and ample residents' parking to front.

Manor Gardens forms part of a popular residential area located approximately two miles south of Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Queen Margaret Rail Halt is approximately one mile away.

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 team 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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