

Stevenson Marshall
Property & Law

5 Ardeer Place, Dunfermline, KY11 4YX

Offers Over £330,000

A bright and spacious detached villa in quiet setting close to Dunfermline Railway Station and excellent local amenities.

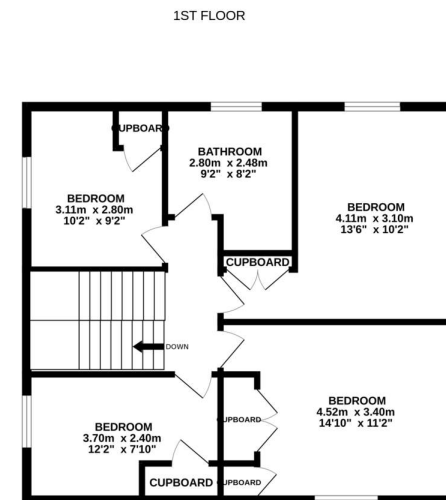
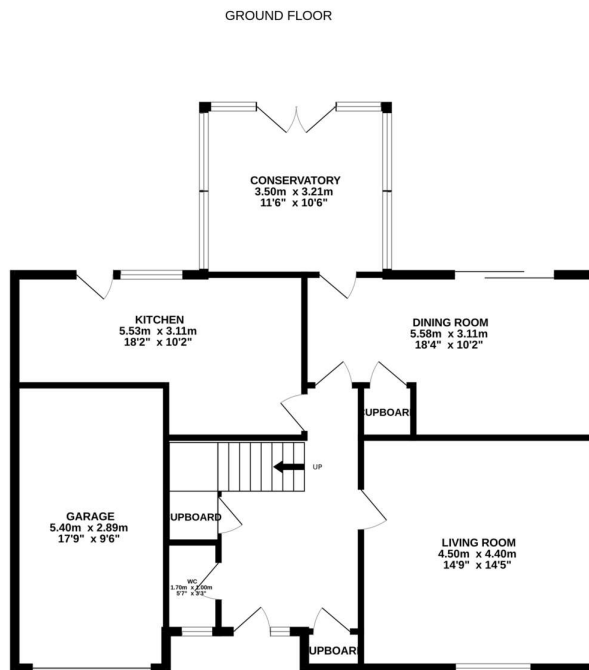
Accommodation comprises:- reception hallway, lounge, dining room, conservatory, dining kitchen, WC/cloaks, upper landing, 4 double bedrooms and luxury four piece bathroom (with roll top bath).





Gas central heating and double glazed windows are installed throughout and there is excellent storage, tasteful decor, quality finishing, wooden shutter blinds, oak flooring, fibre broadband, USB sockets and a flexible internal layout. The generous garden grounds feature a host of flower beds, a herb garden, shrubs, large trees (including lovely fruit trees), timber garden shed, patio areas and a south facing aspect to rear. A driveway and garage to front provide ample off street parking for several vehicles.





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.
Made with Metrix 5/2025

Ardeer Place is positioned off Woodmill Road forming part of a much sought after residential area, located within walking distance of Dunfermline Railway Station, Asda supermarket, city parks, local shops, restaurants and well reputed schools (including St Margaret RC primary and Commercial primary, both are only a short walk from the property as are the local High Schools). Dunfermline City Centre is less than one mile way and there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.



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

Contact us

41 East Port, Dunfermline, KY12 7LG | Tel: 01383721141

DX DF80 Dunfermline | Email: property@stevenson-marshall.co.uk

Follow us  @Stevenson.Marshall

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.