

**Stevenson Marshall**  
Property & Law

**13 Glenisla Grove, Dunfermline, KY11 8TE**

**Offers Over £249,950**



A well presented modern detached villa in quiet setting close to excellent local amenities.

Accommodation comprises:- entrance hallway, full length lounge/diner, dining kitchen, upper landing, four bedrooms and shower room.







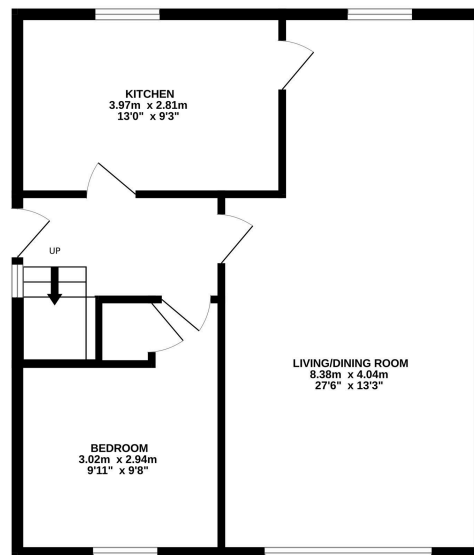
Gas central heating and double glazed windows are installed and the property benefits from good storage and distant views to front. EPC rating: C. The neat gardens feature a host of flower beds, shrubs, trees, lawn and maximum privacy. Drying facilities are provided and the timber garden shed is included in the sale price. A driveway and garage provide ample off street parking for several vehicles.



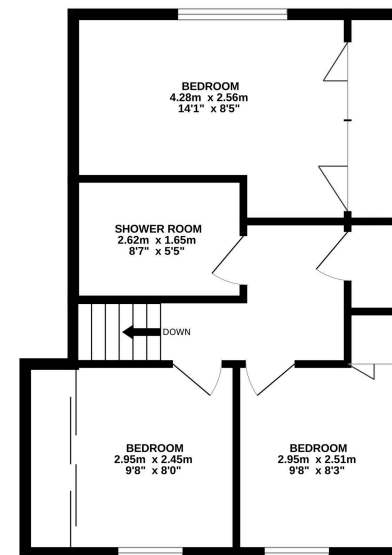




GROUND FLOOR



1ST FLOOR



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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Glenisla Grove is located off Birrell Drive, forming part of the desirable Pitcorthie district of Dunfermline, located only two miles south of Dunfermline City Centre and railway station. Available within half a mile are well reputed primary and high schools. Regular bus services operate close by and there are good local amenities and easy access to the Forth Road Bridges and M90 motorway for travel both north and south. Dunfermline Railway Station is close by.



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

Contact us

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