



Solicitors & Estate Agents

12

Spruce Grove, Dunfermline, KY11 8AE



*Working harder for you*





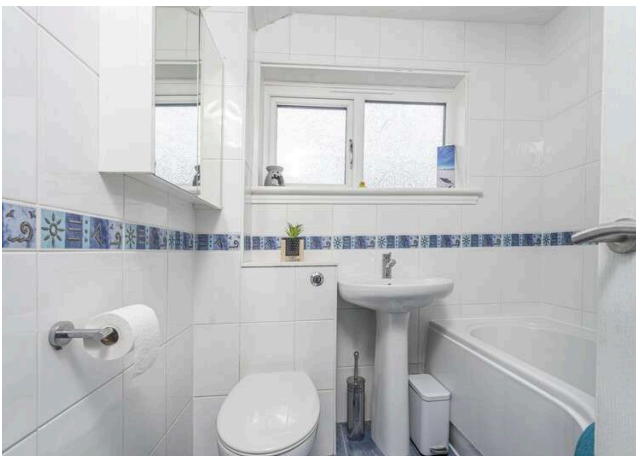
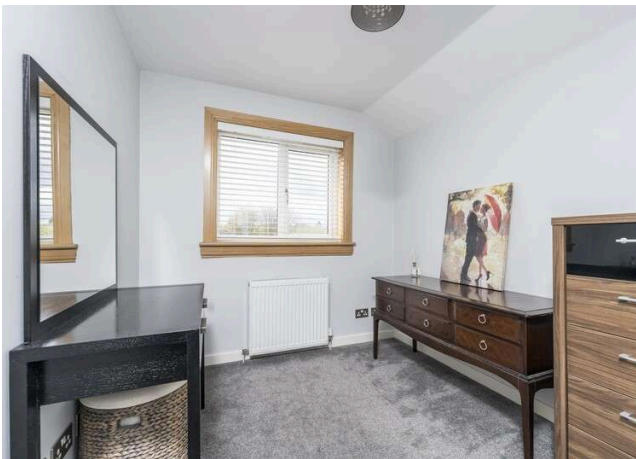
3 bedrooms



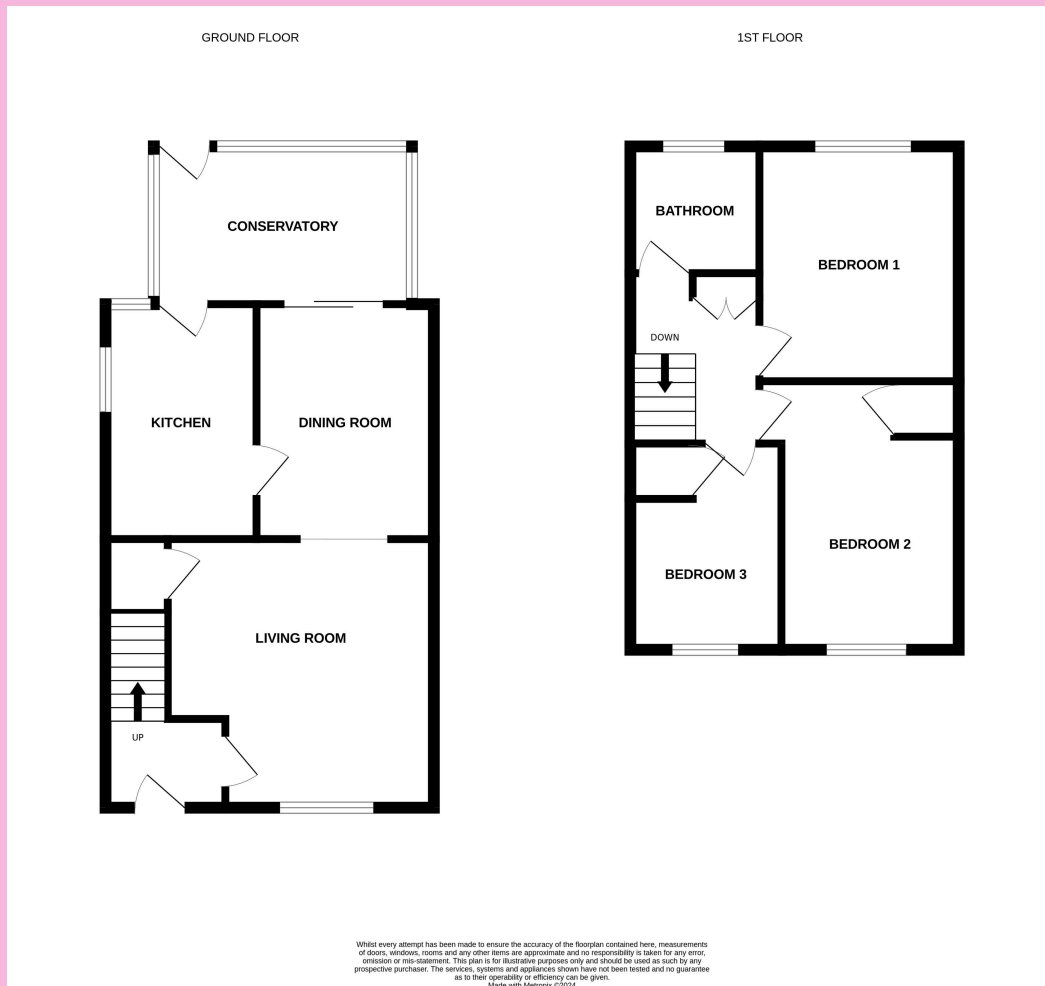
2 public



1 bathrooms



- + A well-presented three bedroom detached villa situated within the ever-popular Pitcorthie area of Dunfermline
- + An ideal family home with amenities close to hand including various primary schools, secondary schooling, shops and leisure facilities. Excellent for dog walking, and walking distance from Pitreavie Golf Club
- + Transport links include the M90 motorway as well as various railway stations within Dunfermline and nearby Inverkeithing and Rosyth
- + Large driveway with parking for several cars
- + Entrance vestibule leading to bright, spacious lounge leading to dining room
- + Galley style kitchen with a range of storage options and space for white goods
- + Conservatory overlooking mostly laid to lawn rear gardens
- + Two double bedrooms and a third single bedroom
- + Family bathroom with three piece suite and shower over the bat
- + Detached garage and driveway with parking for several cars
- + Gas central heating and double glazing
- + Rarely available on the market, viewing comes highly recommended



Living Room	4.10 m x 4.10 m / 13'5" x 13'5"	Bedroom 3	3.20 m x 2.30 m / 10'6" x 7'7"
Dining Room	3.60 m x 2.70 m / 11'10" x 8'10"	Bathroom	1.90 m x 1.80 m / 6'3" x 5'11"
Kitchen	3.60 m x 2.30 m / 11'10" x 7'7"	Conservatory	3.90 m x 2.40 m / 12'10" x 7'10"
Bedroom 1	3.50 m x 3.00 m / 11'6" x 9'10"		
Bedroom 2	4.10 m x 2.60 m / 13'5" x 8'6"		



Sharing is caring!

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