




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

44 Stanley Terrace

OAKLEY, DUNFERMLINE, KY12 9SL

The Location

OAKLEY, DUNFERMLINE, KY12 9SL

Oakley is a village situated just off the A907, between the villages of Carnock and Comrie. Local shops cater for day to day requirements and both nursery and primary schooling are available within the village. The historic city of Dunfermline is only a short drive away and here one can find an excellent choice of shops, services and entertainment facilities.

Inzievar House is conveniently situated for

commuters, with the Forth and Kincardine Bridges being within easy reach. Commuting to Edinburgh twenty miles, Glasgow thirty-five miles and Stirling twenty miles. Local railway networks are close at hand with stations at Dunfermline, Rosyth and Inverkeithing connecting you to all major cities. For those who enjoy the outdoors, there are delightful coastal and woodlands walks in and around the area.



“.. For those who enjoy the outdoors, there are delightful coastal and woodlands walks in and around the area ..”



SPACIOUS // FRESH // WELL-PROPORTIONED // MODERN // EXCELLENT VIEWS



“... spacious
four
bedroom
semi-
detached
villa in the
village of
Oakley ..”

44 Stanley Terrace

OAKLEY, DUNFERMLINE, KY12 9SL

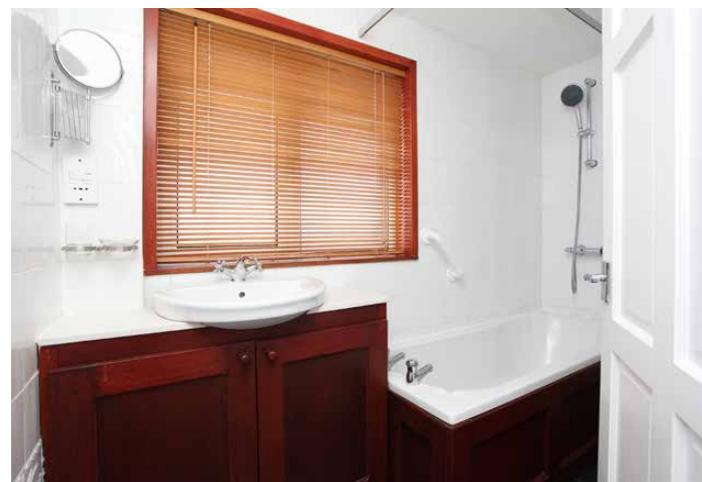
McEwan Fraser Legal is delighted to present this spacious four bedroom semi-detached villa in the village of Oakley. The property is all in order, fresh from some recent paintwork and floor coverings, the property has further scope for cosmetic upgrading if required. This family villa showcases well-proportioned rooms, excellent views at the rear, private gardens and a double driveway as a welcomed addition. Inside, the property comprises of:

- Modern fully equipped kitchen with ample wall and base units plus a host of free-standing appliances

- Spacious lounge with space for dining, feature fire with surround and French doors to the garden
- Four spacious bedrooms all which include built-in storage
- Fully tiled white suite bathroom with bath and mains shower
- Good storage is available from all the bedrooms, the attic and under the stairs

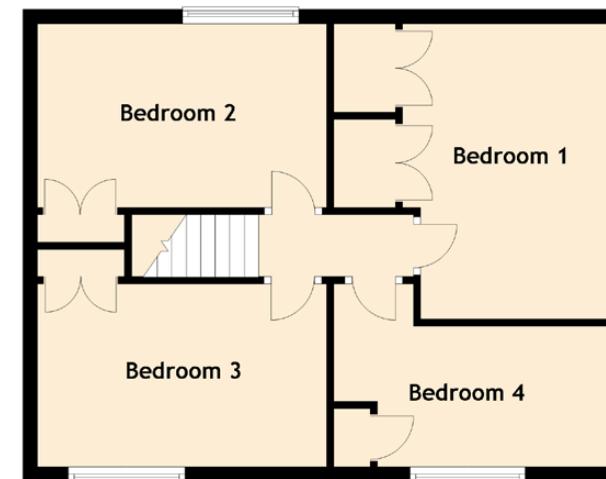
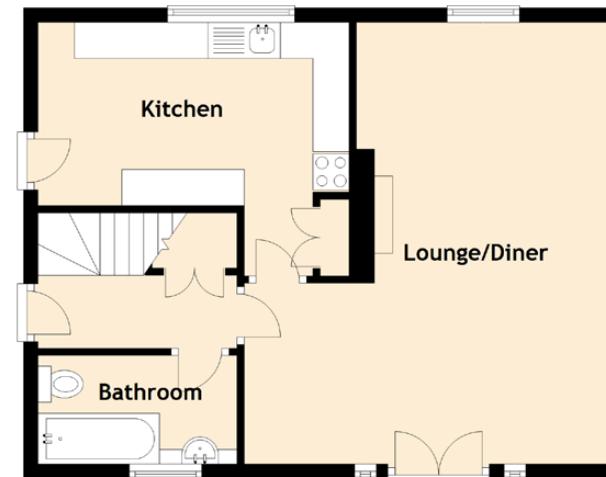
The property further benefits from gas central heating, double glazing, a private driveway and a secure laid lawn garden to the rear.

SPACIOUS // FRESH // WELL-PROPORTIONED // MODERN // EXCELLENT VIEWS



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

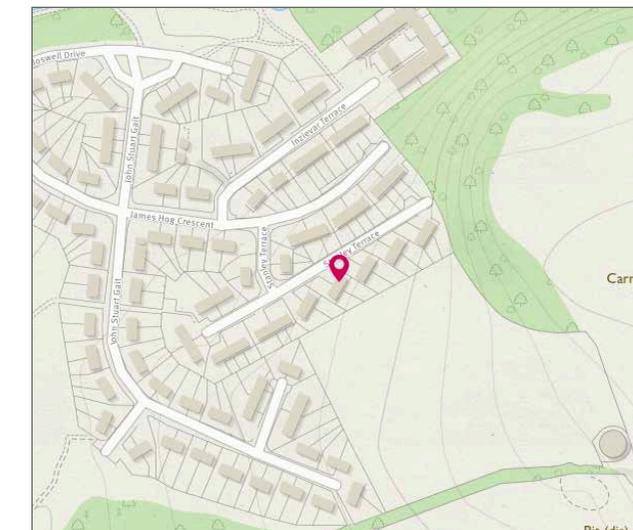


Approximate Dimensions (Taken from the widest point)

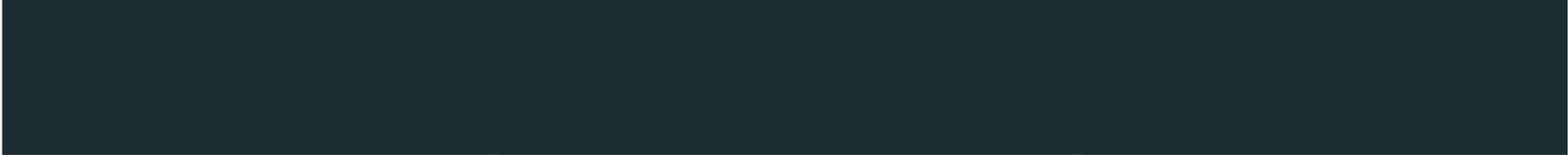
Lounge/Diner	6.10m (20') x 4.75m (15'7")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Bedroom 1	4.07m (13'4") x 2.85m (9'4")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bedroom 3	4.00m (13'1") x 2.60m (8'6")
Bedroom 4	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.75m (9') x 1.50m (4'11")

Gross internal floor area (m²): 90m² | EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods, appliances and garden shed.



SPACIOUS // FRESH // WELL-PROPORTIONED // MODERN // EXCELLENT VIEWS



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer