

44H Norway Gardens

DUNFERMLINE

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Offers over: £127,500
Bedrooms: 3
Post Code: KY11 8JW

44H Norway Gardens

Accommodation

HALLWAY

LOUNGE

KITCHEN DINER

MASTER BEDROOM

EN SUITE

BEDROOM 2

DINING ROOM/ BEDROOM 3 MASTER

BATHROOM

FLOORED ATTIC SPACE





Exceptional, three bedroom top floor apartment with incredible views

Norway Gardens forms part of a modern development lying to the west of Dunfermline town centre. The development itself is beautifully cultivated and well-maintained, providing a lovely mix of families and professionals within a safe and welcoming environment.

The property is ideally positioned to take advantage of the many excellent shopping and leisure facilities offered both by the town center and also the nearby Fife leisure park, which offers a multiplex cinema, health club, bowling alley and a great selection of restaurants. Convenience shopping is also well-represented in the locale with ASDA and Tesco supermarkets within easy reach, along with more local retailers nearby in Dunfermline town centre.

Dunfermline was an ancient capital of Scotland, with education at both nursery, primary and secondary school; and college levels, well represented.

The location is also ideally situated for transport links via the M90 motorway and several railway stations are within easy distance of the property.

Presented in immaculate, turnkey condition, viewing is absolutely essential to appreciate the standard of accommodation on offer.



HALLWAY

Immaculately presented entrance hallway with luxurious fitted carpet, contemporary decor and two great storage cupboards.

LOUNGE

A fantastic focal-point of the house; lying on the apex of the building and benefitting from stunning panoramic views of the surrounding area.

Carpetted and decorated to the highest standard; there is a pre-installed TV aerial and satellite point.

KITCHEN DINER

Beautifully presented with contemporary style; offering a great reange of base and wall units along with ample workspace.

There is a brushed metal fitted oven, hob and hood, together with a fitted breakfast bar. Grey slate effect laminate flooring completes the room's look.

MASTER BEDROOM

A generously proportioned master bedroom offers the same level of finish that is consistent with the other parts of the property; additionally the room benefits from extensive fitted storage.

EN SUITE

Located off the master bedroom, this superbly finished room comprises white WC, basin and walk in shower cubicle, with chrome fixtures and fittings and slate effect laminate flooring.

BEDROOM 2

A second large double bedroom also features excellent fitted storage and is finished to the same level as the master room.

BEDROOM 3 / DINING ROOM

Almost identical in size to bedroom 2, and also featuring great fitted storage, the current occupier uses this flexible accommodation as a formal dining room.

FAMILY BATHROOM

Located off the hallway this lovely family bathroom offers a modern, white three piece suite with chrome over bath shower and contemporary tiling and laminate flooring.

FLOORED ATTIC

Accessed via a hatch and ladder from the hallway; the attic space is partially floored and affords excellent additional storage space for the property.

EXTERNAL SPACE

The property has one allocated space within the designated private parking area of the development. All manicured grounds and the common stairwell and building are maintained by the appointed factors.

Viewing

Early viewing of this property is highly recommended. Viewing is available by appointment only. Please telephone selling agents on 0131 510 8740 or email info@mattac.legal.

Energy Performance Certificate

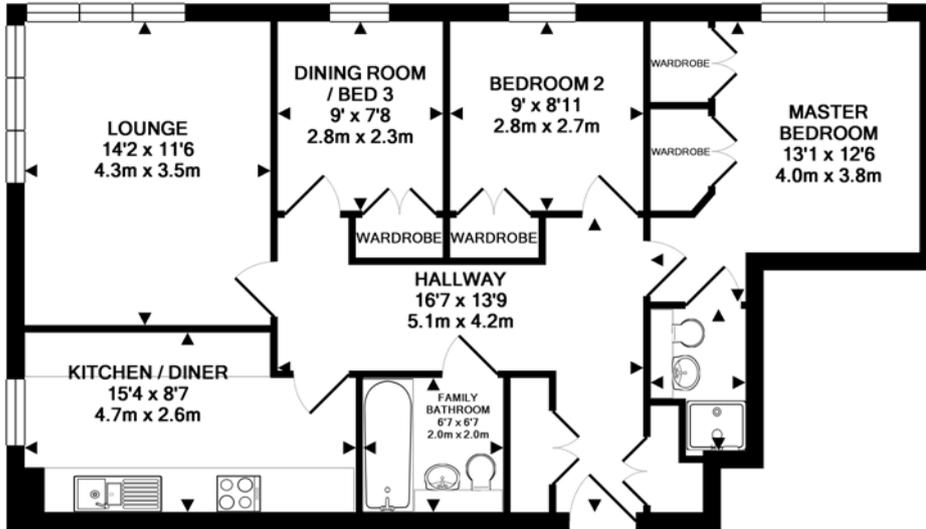
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Council Tax

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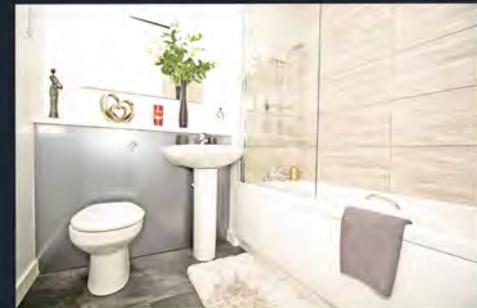
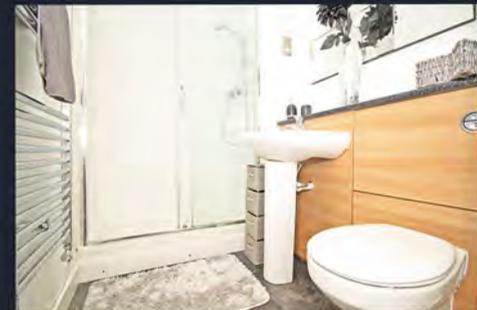
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44H NORWAY GARDENS, DUNFERMLINE KY11 8JW
TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.8 SQ.M.)

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