



**Flat H, 44 Norway Gardens, Dunfermline, KY11 8JW**  
**Offers Over £159,000**

 **Fife  
Properties**

Well-presented 3 Bedroom Top Floor Apartment READY TO MOVE IN located in the Duloch Park area with local amenities, schools and easy access to the M90 and A92 transport links nearby for Edinburgh commuting and beyond. The property benefits from having a spacious lounge, breakfasting kitchen, master en-suite bedroom, additional double bedroom, a good-sized single bedroom and bathroom. Energy efficient gas central heating with Hive and double glazed throughout. Communal parking.

CONTACT DAVID HEUCHAN  
07908031476  
[DAVID.HEUCHAN@FIFEPROPERTIES.CO.UK](mailto:DAVID.HEUCHAN@FIFEPROPERTIES.CO.UK)

**HALLWAY**  
Entrance via a solid wood external door with 2 storage cupboards', one housing the fuse/switchgear and the other with shelf and hanging space. Loft access hatch provides access to a further storage area. Radiator. Carpeted.

Family bathroom with white 3pc suite incorporating the bath with thermostatic shower screen above, was hand basin and WC, partially tiled, towel radiator, extractor fan and laminate tile effect flooring.

**LOUNGE 11'5" x 14'4" approx (3.49m x 4.37m approx. )**  
Bright spacious lounge with corner double glazed windows, Radiator, Carpeted.

**BREAKFASTING KITCHEN 14'4" x 8'4" approx (4.38m x 2.56m approx. )**  
Well-appointed family kitchen with wall and floor mounted storage units, granite effect work tops, breakfast bar for 2 people, built in oven, hob & extractor hood, standalone fridge freezer, cupboard housing a condenser central heating boiler. Double glazed window, Radiator. Tile effect laminate flooring.

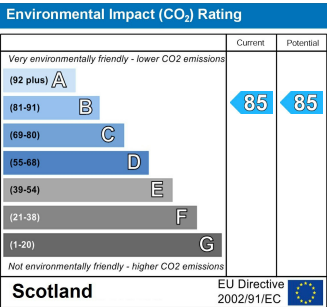
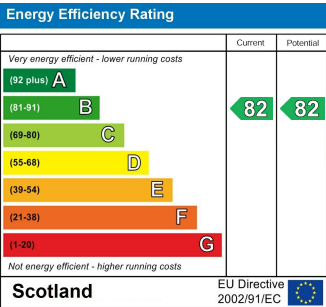
**MASTER BEDROOM 12'10" x 9'3" approx (3.92m x 2.84m approx )**  
Main double bedroom with double glazed window, built in double wardrobes with shelving and hanging space. Radiator. Carpeted. Door leads into the en suite shower room.

**EN SUITE SHOWER ROOM**  
Bright en suite shower room with spacious walk-in shower with glass sliding doors, partially tiled, wash-hand basin and WC, Towel radiator. Tile effect laminate flooring.

**BEDROOM 2 9'2" x 8'11" approx (2.81m x 2.73m approx. )**  
Additional double bedroom with built in wardrobe with shelving and hanging space, Double glazed window. Radiator. Carpeted.

**BEDROOM 3 9'0" x 7'8" approx (2.76m x 2.35m approx. )**  
Good sized single bedroom with double glazed window. Radiator. Carpeted. Could be the perfect home office.

**BATHROOM 6'7" x 6'5" approx (2.01m x 1.98m approx. )**



Floor Plan

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.