



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



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.

### HALLWAY

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

### 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.

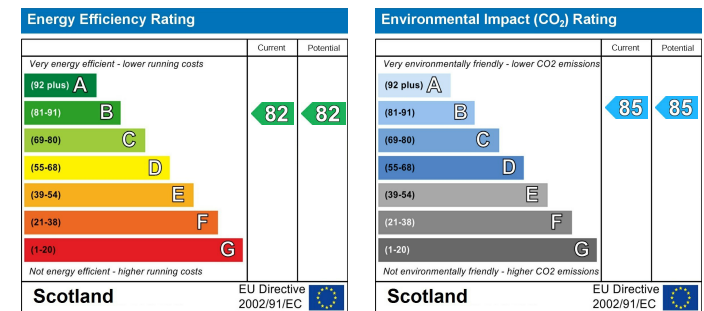
### BATHROOM 6'7" x 6'5" approx (2.01m x 1.98m approx. )

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

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Floor Plan

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