

10 Norway Gardens

DUNFERMLINE, KY11 8JW



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Excellent three-bed end terrace, great accommodation,
freshly decorated, secure garden, popular area*



We are delighted to bring to the market this excellent three-bedroom end terraced home, set in a popular family-friendly street with a great neighbourly spirit all around it. This lovely home makes a great place for any young couple to settle. Having just been freshly redecorated it's presented in good condition, leaving the lucky new owners little to do except move in and start enjoying it. The seller notes that internal doors have some minor damage from a previous tenant and an allowance for their replacement will be taken into consideration within the offer price.

THE LOUNGE/DINER



The accommodation comprises a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The free-flowing space is well lit with natural light flooding in and the area offers space for a dining table.

THE KITCHEN



The kitchen is perfect for the home, finished in a range of light wood fitted units, with an electric oven and gas hob and ample space for the free-standing fridge freezer, washing machine, and dishwasher if required, all helping to make it a great space to cater for everyone's requirements.





The bathroom is bright and fresh, finished in a white suite with a bath. There are three good-sized bedrooms in this lovely home, two doubles and a single. The master bedroom is en-suite and has built-in wardrobe storage and all bedrooms have ample space for free-standing furniture. The downstairs cloakroom WC is a handy addition to any home.

THE BATHROOM



BEDROOM 1



The master bedroom is en-suite and has built-in wardrobe storage



BEDROOM 2



BEDROOM 3



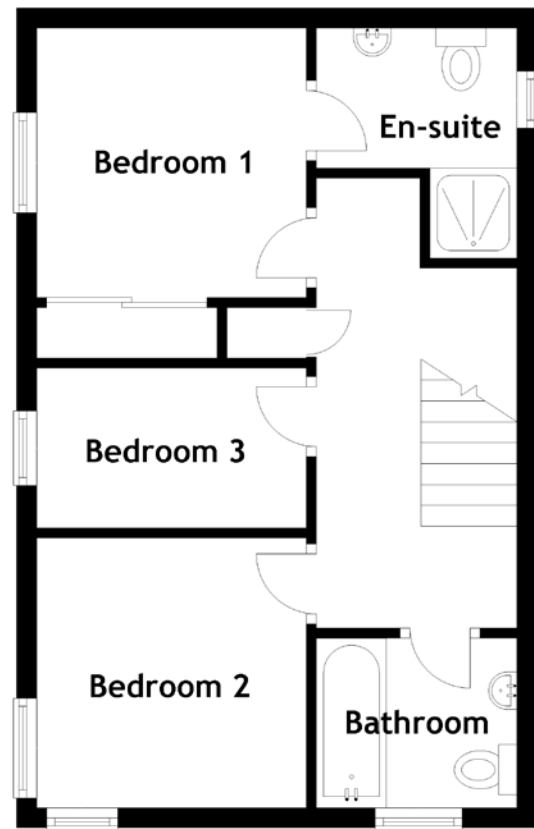
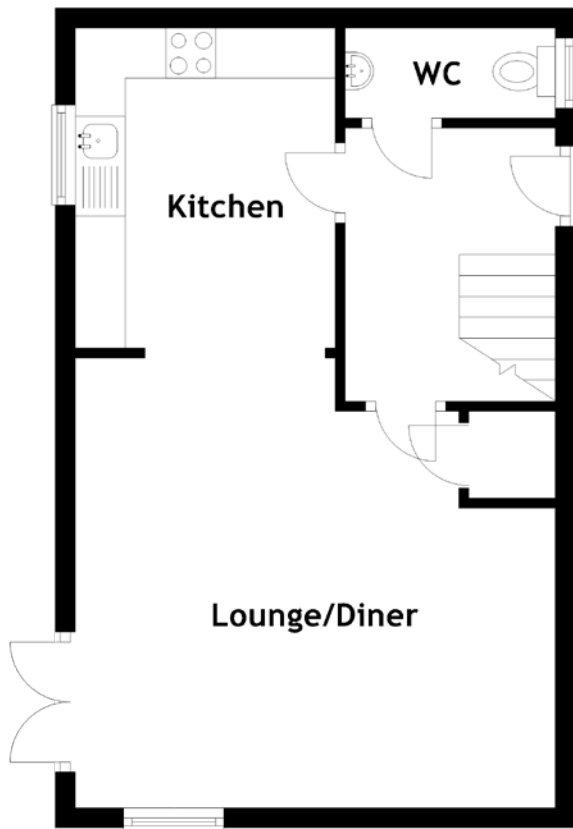
The property is always warm and comfortable via double glazing and gas central heating. The garden space is also a real feature; low maintenance, secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Residents Parking is adjacent to the rear of the property.

This great home would make an ideal buy for first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a great property in an eternally popular area.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.80m (15'9") x 4.50m (14'9")
Kitchen	3.20m (10'6") x 2.60m (8'6")
WC	1.90m (6'3") x 0.90m (2'11")
Bedroom 1	2.80m (9'2") x 2.70m (8'10")
En-suite	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	2.70m (8'10") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 1.60m (5'3")

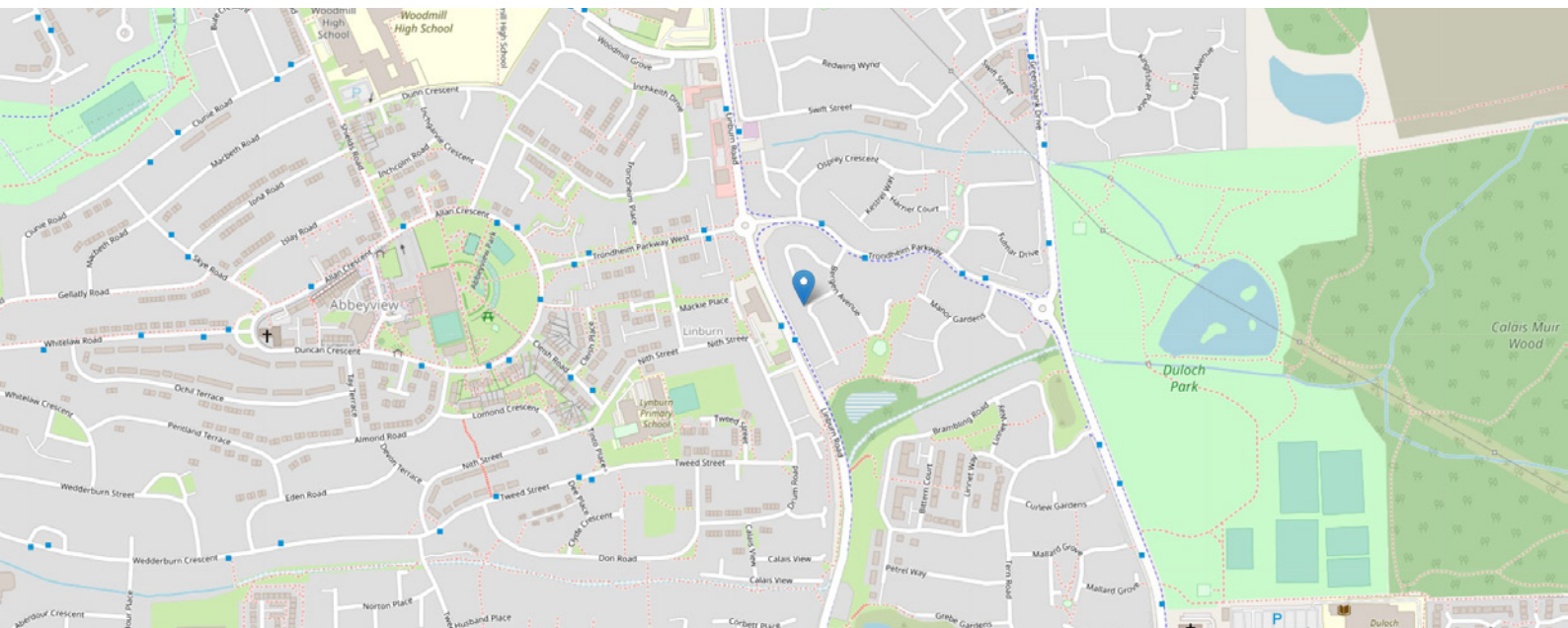
Bathroom

2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 74m²
EPC Rating: C

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Freestanding appliances included with the property.



THE LOCATION

The historic town of Dunfermline is a vibrant and culturally rich centre. The birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey.





Dunfermline is a modern city offering all the attractions and facilities you would expect, including The Kingsgate Shopping Centre and retail parks with a selection of superstores, restaurants and bars. Nearby you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf. For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers you have three private courses within close proximity.

Dunfermline is located approximately five miles from the Forth Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.



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