



Morgans

PROPERTY

142 Izatt Avenue, Dunfermline, KY11 3BB

Offers Over £160,000





Spacious three-bedroom home



Modern shower room



Spacious lounge



Three good-sized bedrooms



Fitted kitchen with store



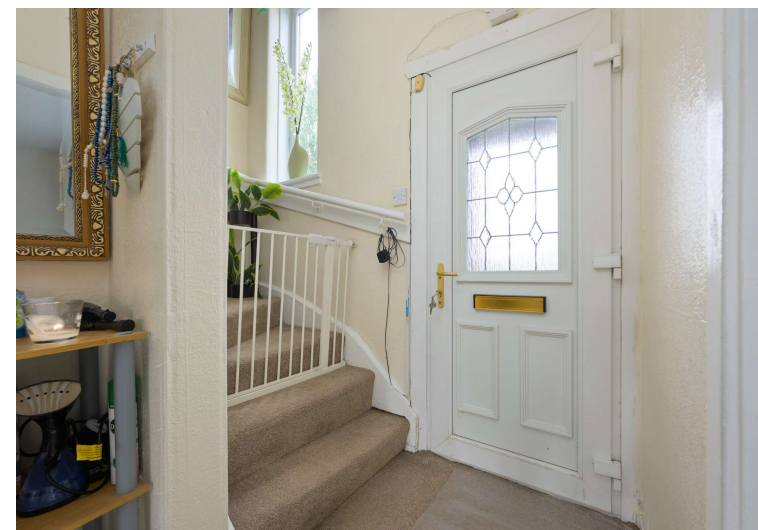
Ample cupboard storage throughout



EPC Rating -



Council Tax Band -





Welcome

This generous three bedroom home offers comfortable, well-planned accommodation across two floors, in a popular part of Dunfermline. The ground floor is home to a generously proportioned lounge, providing excellent space for both relaxing and entertaining. The kitchen is fitted with a good range of units, with a handy adjoining store for further practicality, along with additional cupboard storage off the hall. Stairs lead up to the first floor, where three well-proportioned bedrooms are found, each offering comfortable dimensions for a range of furniture layouts. A landing cupboard provides further storage, while a modern shower room, fitted with a three-piece suite. There are enclosed gardens providing privacy and external storage sheds. The gardens are easy to maintain and a double driveway gives off street parking. Situated on Izatt Avenue, the property is well placed for local shops, schools, and transport links, making it a strong option for first-time buyers, families, or investors.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings, together with integrated appliances and storage sheds.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





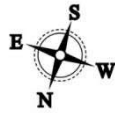
Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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 and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

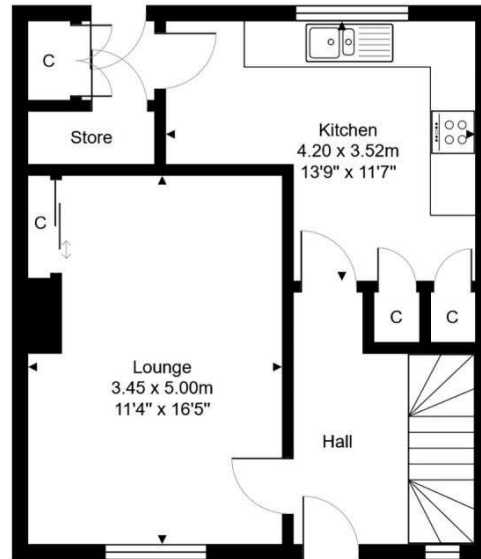




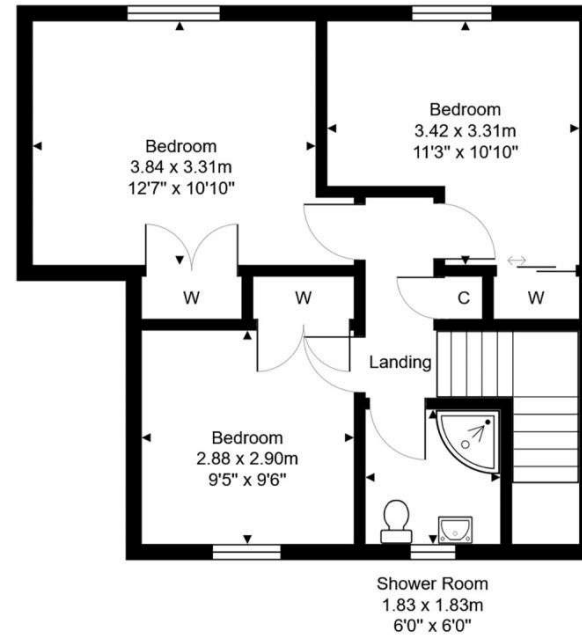
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Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.