



Morgans

38 Izatt Avenue
Dunfermline, Fife, KY11 3BJ
Offers over £77,500

**38 Izatt Avenue
Dunfermline
KY11 3BJ**

Excellent opportunity to acquire generous end terraced villa in residential estate close to all amenities and schooling. The subjects would ideally suit first time buyers, families and investors. Early entry available. The property comprises entrance hall, lounge, breakfasting kitchen, shower room and on the upper level three double bedrooms. Access to attic. The property benefits from double glazing and gas central heating. There are private gardens to the front and rear and single garage with driveway and ample on street parking. EPC RATING C.

LOCATION

Carnegie's Birthplace museum, the Abbey and Palace 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 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 associated with a modern City. 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.

MEASUREMENTS

LIVING ROOM 13'5 X 12'10

KITCHEN 13'9 X 9'10

BEDROOM 1 14'1 X 12'10

BEDROOM 2 10'10 X 10'2

BEDROOM 3 10'2 X 8'10

SHOWER ROOM 6'11 X 5'7

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From the City centre head south via St Margaret's Drive turning left under the viaduct into Bothwell Street. Continue along passing Asda on the left hand side and continue over the roundabout until you come to the main set of traffic lights where you will turn right into Izatt Avenue where the property can be found as signposted on the right hand side.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

AGENTS NOTE

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222 | FAX: 01383 621213
WWW.MORGANLAW.CO.UK

