



Morgans

PROPERTY

15 Norway Gardens, Dunfermline, KY11 8JW

Offers Over £215,000



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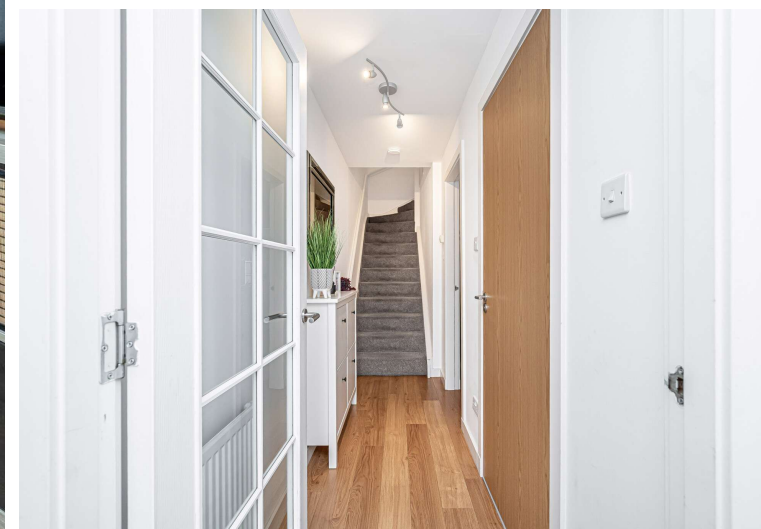
1



1



C



Well-proportioned family home



Convenient downstairs WC



Superb 16ft lounge



Three bedrooms upstairs



Spacious 15ft kitchen/dining room



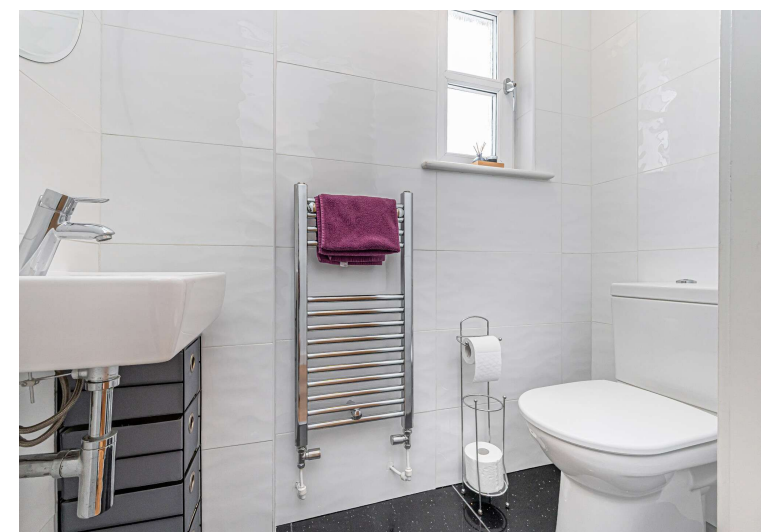
Family bathroom



EPC Rating - C



Council Tax Band - E





Welcome

This well-proportioned three-bedroom semi detached home offers 850 square feet of accommodation across two floors in Dunfermline. The ground floor opens into a bright kitchen/dining room, stretching to over 15 feet and fitted with a good range of units and space for dining. The lounge is a generous size at over 16 feet in length, offering plenty of flexibility for both relaxing and entertaining. A downstairs WC and storage cupboard add valuable everyday practicality. Upstairs, three bedrooms are arranged around a central landing, served by a family bathroom fitted with a bath. Built-in wardrobes and further storage cupboards on the landing provide excellent practicality throughout. There are well maintained private gardens to the rear providing an idyllic haven and driveway to front with ample off street parking. Located in Dunfermline, the property is well placed for local catchment for Duloch schools, all amenities, and transport links, making it an excellent choice for growing families or first-time buyers.





EXTRAS INC. IN SALE/AGENTS NOTE

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

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.





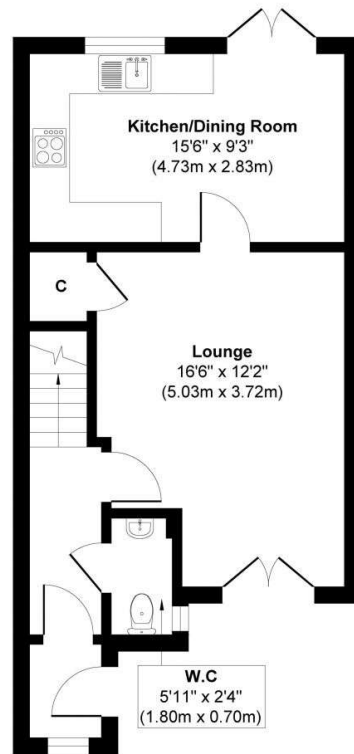
Dunfermline

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.

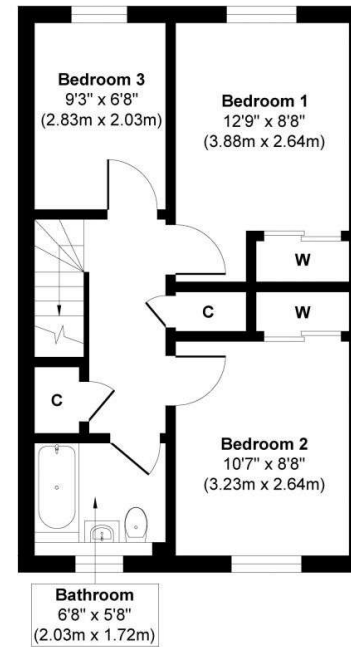
Morgans Property Package

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.





Ground Floor
Approximate Floor Area
442 sq. ft
(41.10 sq. m)



First Floor
Approximate Floor Area
408 sq. ft
(37.88 sq. m)



Approx. Gross Internal Floor Area 850 sq. ft / 78.98 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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