

# 44H Norway Gardens, Dunfermline



Offers Over £127,500

Postcode: KY11 8JH

Bedrooms: 3

Council Tax: Band D

## Exceptional, modern, top-floor flat in Dunfermline with stunning views

Norway Gardens forms part of a modern development lying to the west of Dunfermline town centre. The development itself is beautifully cultivated and well-maintained, providing a lovely mix of families and professionals within a safe and welcoming environment. The property is ideally positioned to take advantage of the many excellent shopping and leisure facilities offered both in the town centre and also the nearby Fife Leisure Park, which offers a multiplex cinema, health club, bowling alley and a great selection of restaurants. Convenience shopping is also well-represented in the locale. Both ASDA and Tesco supermarkets are within easy reach, along with more local retailers nearby in Dunfermline town centre. Historically, Dunfermline was an ancient capital of Scotland, with education at nursery, primary and secondary school; and, also, college levels, well represented. The location is also ideally situated for transport links via the M90 motorway and several railway stations are within easy distance of the property.

### Viewing

Viewing is by appointment with the selling agents. Please telephone us on 0131 510 8740 or email [info@mattac.legal](mailto:info@mattac.legal) and we will be happy to make suitable arrangements.



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Mattac | 43 Bread Street, Edinburgh EH3 9AH | Tel: 0131 510 8740 | Fax: 0131 510 8750 | [info@mattac.legal](mailto:info@mattac.legal)

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## Accommodation

The accommodation is extremely well presented and comprises:

- Hall (5.1m x 4.2m): Immaculately presented entrance hallway with luxurious fitted carpet, contemporary decor and two great storage cupboards.
- Lounge (4.3m x 3.5m): A fantastic focal-point for the home; situated on the corner of the building and benefiting from stunning panoramic views of the surrounding area. Carpeted and decorated to the highest standard; there is a pre-installed TV aerial and satellite point.
- Kitchen / Diner (4.7m x 2.6m): Beautifully presented with contemporary style; offering a great range of base and wall units along with ample workspace. There is a brushed metal fitted oven, hob and hood, together with a fitted breakfast bar. Grey slate effect laminate flooring completes the room's look.
- Master bedroom (4.0m x 3.8m): A generously proportioned master bedroom offers the same level of finish that is consistent with the other parts of the property; additionally the room benefits from extensive fitted storage.
- En-suite: Located off the master bedroom, this superbly finished room comprises white WC, basin and walk in shower cubicle, with chrome fixtures and fittings and slate effect laminate flooring.
- Bedroom 2 (2.8m x 2.7m): A second large double bedroom also features excellent fitted storage and is finished to the same level as the master room.
- Bedroom 3 (2.8m x 2.3m): Almost identical in size to bedroom 2, and also featuring great fitted storage, the current occupier uses this flexible accommodation as a formal dining room.
- Bathroom (2.0m x 2.0m): Located off the hallway this lovely family bathroom offers a modern, white three piece suite with chrome over bath shower and contemporary tiling and laminate flooring.
- Attic: Accessed via a hatch and ladder from the hallway; the attic space is partially floored and affords excellent additional storage space for the property.

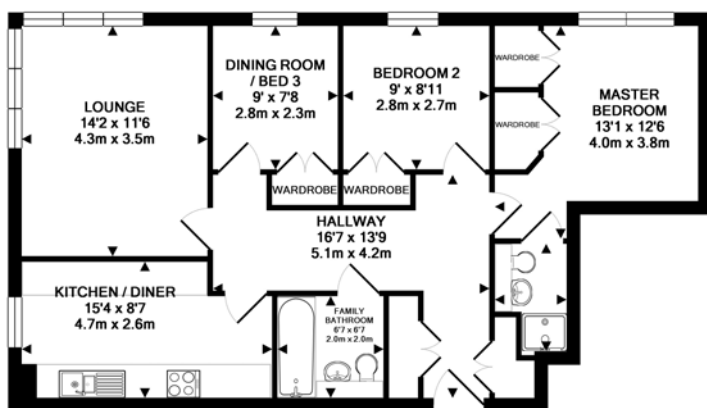


## Features

Additionally, the property benefits from double glazing and full gas central heating, operated via combi boiler. There is parking available within the development and access to shared communal factored grounds.

## Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.



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