



118 Izatt Avenue, Dunfermline, Fife, KY11 3BJ

Well-Presented, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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Property Description

Well-presented, three-bedroom, end-terrace home with private gardens and a driveway. Set in an established residential development, located in the popular town of Dunfermline, Fife.

Comprises an entrance hall, living room, kitchen, three flexible bedrooms, and a ground-floor shower room.

Highlights include a modern fitted kitchen, a stylish shower room, TV points, gas central heating, double glazing, and excellent storage provision.

Externally, the property benefits from an enclosed rear garden with lawns, patios, a large summer house and a built-in external store; whilst to the front, there is a lawn and driveway.

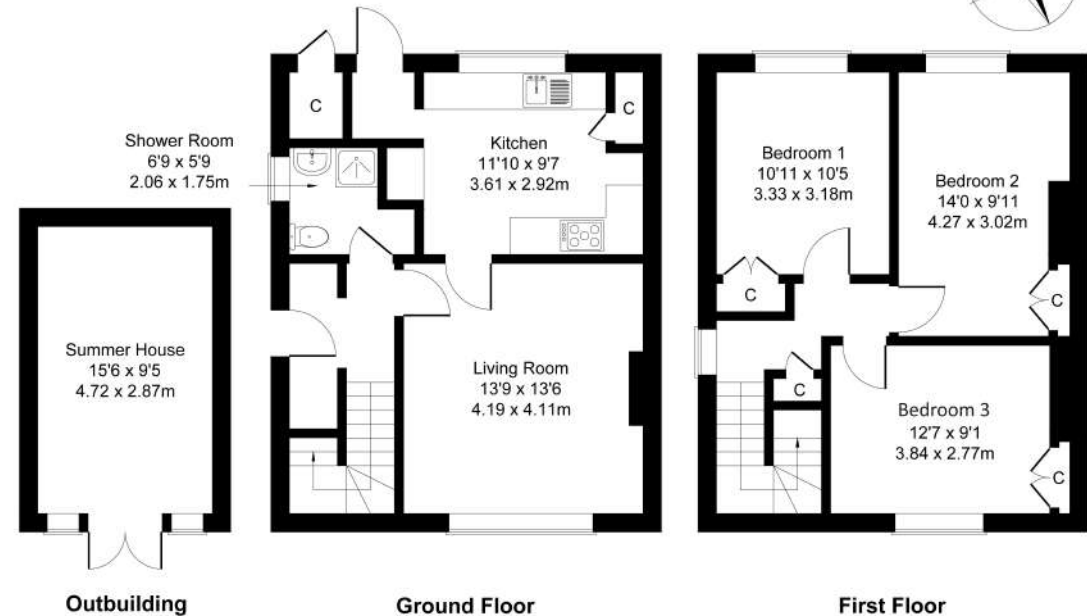
A welcoming entrance hall offers space for outerwear, and affords access to the carpeted stairs leading to the upper hall, and throughout the majority of the ground floor. Set to the front, enjoying a southerly aspect with plentiful natural light, a generous living room includes carpeted flooring, plain coving, a central light fitting, and a feature wall with a wall-mount TV point and an electric fire.

Set off the living room, to the rear, the kitchen is fitted with modern units and worktops, a tiled surround, a sink with drainer, and an integrated gas hob and double oven; whilst providing access to the garden. Completing the ground floor, the shower room is fitted with a stylish suite including a large cubicle with a rainfall showerhead, full-height tiled splash walls, and tiled flooring.

On the upper floor, bedroom one is set to the rear, with light decor, carpeted flooring, a built-in wardrobe and a wall-mount TV point. Two further flexible bedrooms are set to opposite aspects, similarly well-sized, also with built-in wardrobes.

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Approximate Gross Internal Area: (1056 sq ft - 98 sq m.)

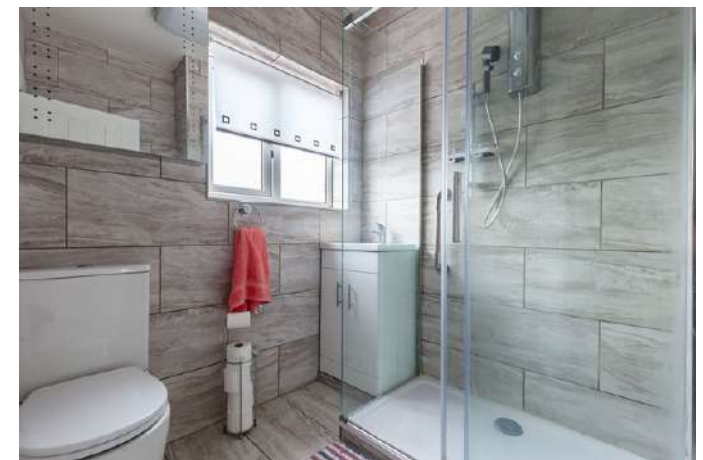


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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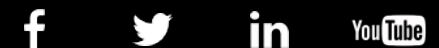
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