ABBEY FORTH

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83 BITTERN COURT, DUNFERMLINE

FIXED PRICE £135,000

IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY.
Secure Entry. Spacious Hall. Lounge (Bay Window). Fitted Kitchen. 2 Double Bedrooms. Bathroom. DG. Electric Heating. Storage. Factored Property. Residents Parking. Council Tax Band C. Quick easy access to schools, shops, M90, Train stations.

SPACIOUS 2 BED 1st FLOOR FLAT. THIS PROPERTY IS IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS. MUST BE VIEWED!

ABBEY FORTH PROPERTY is delighted to present to market this desirable 2-bedroom first floor flat set in a quiet residential location.

PROPERTY DETAIL
Appealing exterior with well-maintained grounds and generous residential parking, leading to secure communal entrance leading upstairs to first floor. Spacious hallway with storage cupboard - leads to all rooms within. To the front is the generously proportioned lounge with bay window. This reception room provides ample space for lounge and dining furniture. Also with front aspect is the well-appointed kitchen with integrated fridge-freezer and integrated oven, hob and extractor hood, with space for free-standing washing machine. There are two double bedrooms – with bedroom one providing fitted wardrobe storage. The bathroom boasts a suite of bath with shower over, fitted wash basin and WC. EARLY VIEWING IS HIGHLY RECOMMENDED.

KEY INFORMATION
First Floor Flat.
2 Bedrooms, 1 Reception Room, 1 Bathroom
Ample residents parking.
Double Glazing.
Storage.
Council Tax Band C.
Home Report Valuation £135,000

LOCATION
Situated within a quiet residential apartment block within the Duloch estate to the East of Dunfermline. The property boasts convenient access for local primary school and is within walking distance of the New Woodmill & St. Columba's High School Campus. The City of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (including an M&S), Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the beautiful Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. For everyday shopping there is a broad selection of supermarkets and superstores and at nearby Fife Leisure Park with cinema, health club, ten pin bowling club and an array of bars and restaurants. There are additional leisure pursuits at Carnegie Leisure Centre and an abundance of local golf courses in the Dunfermline and West Fife area. Schooling of good repute is available from primary education to secondary education with good local primary and high schools in the vicinity. There is a good local transport network with Bus/train services that connect to and from Dunfermline to Edinburgh/Glasgow and throughout the central belt.

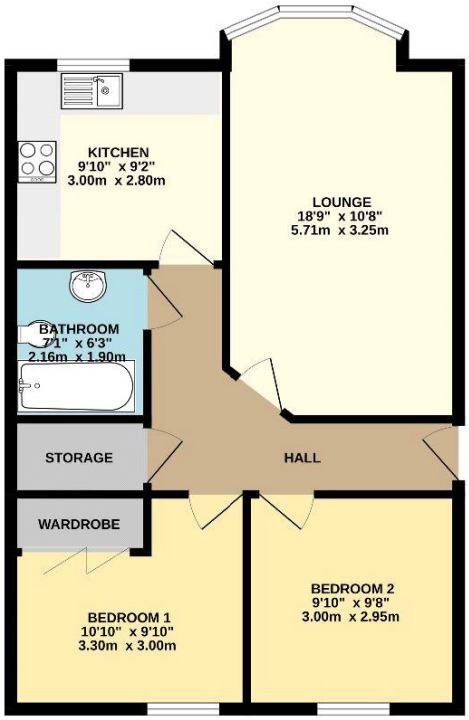
POINTS OF INTEREST/TRAVEL TIME (approximate times)
Edinburgh 30-35 mins by car, 25 mins by Train
Edinburgh International Airport 25 mins by car
Inverkeithing East Coast mainline – 10 mins by car
Dunfermline City Centre - 10 mins by car

VIEWING - Contact Abbey Forth Property Sales Team.

Council Tax Band: C (Fife Council)
Tenure: Freehold
Parking options: Residents

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- No Onward Chain

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

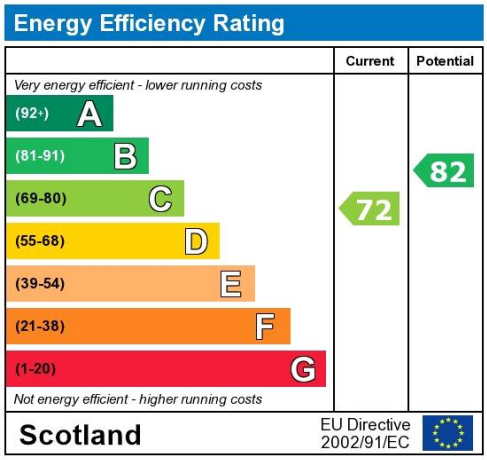


2 BED 1ST FLOOR FLAT

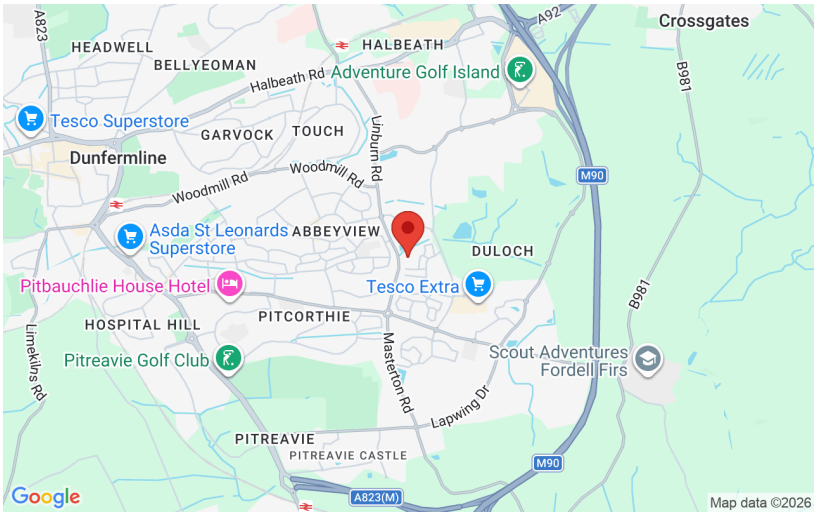
TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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