Malcolm Jack & Matheson

112 IZATT AVENUE
DUNFERMLINE, KY11 3BJ



OFFERS OVER
£160,000

HIGHLY SOUGHT AFTER 3 BEDROOM END TERRACE FAMILY HOME IN WALK IN CONDITION. PRIVATE ENCLOSED GARDEN. DRIVEWAY AND AMPLE ON STREET PARKING.

Hall
Lounge
Dining kitchen
3 double bedrooms
Shower Room
Enclosed garden with lawn and decking
Driveway & Ample on street parking
GCH & DG
EPC D



SITUATION

Dunfermline is situated 5 miles from the River Forth estuary and the well-known Forth Road, Forth Rail Bridges and the Queensferry Crossing has become a very popular commuter base for those travelling to Edinburgh, Glasgow, Perth, and Dundee via the M90 motorway or by regular bus and train services which link Dunfermline to many parts of Scotland and to the south. A wide range of shops and recreational facilities can be found in the city centre and in the various retail parks on the outer fringes of the town. Ideal for primary and secondary schooling

PROPERTY

112 Izatt Avenue offers a spacious three-bedroom end terrace family home in walk in condition, located close to good schooling, commuter links and local amenities.

Internally, the property is in walk in condition, featuring spacious living space comprising lounge, a fully fitted breakfasting kitchen, three double bedrooms, and a shower room. The property boasts ample storage facilities including an attic and benefits from gas central heating and double glazing throughout.

Externally the property has a garden at the front with access to the driveway. At the rear there is a private, enclosed garden with lawn and a decked area ideal for garden furniture.

ACCOMMODATION

HALL 3.18m x 1.92m (10'5" x 6'4")

Spacious hall with an open area for storing a pram or buggy, coats and shoes. Radiator. Carpet. Carpeted staircase.

LOUNGE 4.22 x 4.10m (13'10" x 13'5")

Bright and spacious lounge with window to front. Door through to the breakfasting kitchen. Feature fireplace housing coal effect electric fire. TV point. Radiator. Carpet.





DINING KITCHEN 3.50m x 2.86m (11'6" x 9'5")

Fully fitted kitchen with door through to rear hall with door leading out to the garden. Window overlooking the rear garden. Integrated sink and drainer, Free standing gas cooker. Space for washing machine. Built in cupboard housing combi boiler. Additionally, built in cupboard ideal for storage. Radiator. Tiled flooring.

LANDING

Bright and spacious landing. Window to side. Hatch to roof space. Built in airing cupboard. Carpet.

BEDROOM ONE 3.85m x 2.75m (12'8" x 9')

Master double bedroom. Window to the front. Built in double wardrobe. Radiator. Carpet.

BEDROOM TWO 4.29m x 2.62m (14'1" x 8'7")

Double bedroom with window to rear. Built in double wardrobe. Radiator. Carpet

BEDROOM THREE 3.37m x 3.19m (11'1" x 10'6")

Double bedroom with window to rear Built in double wardrobe. Radiator. Carpet.

SHOWER ROOM 2.11m x 1.80m (6'11" x 5'11")

Three-piece suite comprising walk in shower with fitted electric shower, wash hand basin and WC. Opaque window to the front. Radiator. Tiled flooring.

GARDENS AND GROUNDS

There are areas of stone chips at the front and a path leading up the side of the property to the rear. There is also access to the driveway. At the rear there is an enclosed attractive garden. The rear garden has lawn, patio and decking ideal for garden furniture.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing gas cooker is also included in the sale.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

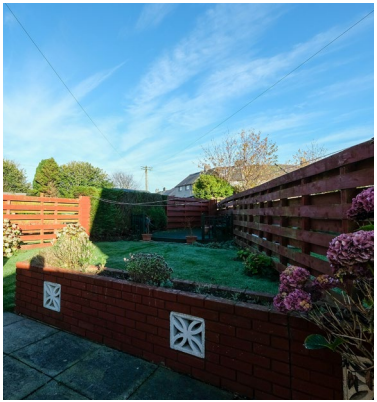
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller. As this property is vacant, we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.











Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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