

11 AYTOUN GROVE DUNFERMLINE, KY12 9YA

£145,000
FREEHOLD

New for sale a spacious Semi-Detached Bungalow situated in popular private cul de sac in well regarded residential location. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer a spacious home comprising: Entrance Hall - Lounge - Two Double Bedrooms - Kitchen - Modern Shower-Room/WC. Benefitting from DG - Electric Heating (Gas installed in street) - EPC F. Externally generous front garden, 4 card drive leads to detached garage & large private south facing rear garden. Additional features UPVC roofing & Main roof updated from original. View Now!



home sweet home
estate agents
your local property experts

11 AYTOUN GROVE

- SPACIOUS SEMI DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • DG- ELECTRIC HEATING - EPC F • 4 CAR DRIVE- GARAGE • BRIGHT LOUNGE - KITCHEN • MODERN SHOWER-ROOM/WC • UPGRADED ROOF & UPVC ROOFLINING • PRIVATE SOUTH FACING GARDEN • POPULAR PRIVATE CUL DE SAC • HOME REPORT £150,000



FULL DESCRIPTION

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LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

ENTRANCE HALL

Security door. Loft access. Electric heater.

LOUNGE

bright public room. DG window to front. Electric fireplace. Electric wall mounted heater. Car

KITCHEN

Wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. DG window to rear. Electric cooker. Washing machine. Tumble dryer. Security door.

BEDROOM 1

Double bedroom. Double wardrobe. Store cupboard houses electrics. DG window to front.

BEDROOM 2

Second double bedroom with double wardrobe. DG window to rear. Wall mounted electric heater. Carpet.

SHOWER-ROOM/WC

Comprising Triton electric shower with clear screens, wash hand vanity unit. Low level wc. Wet wall splashback. Tiled floor. Downlighting. Frost DG window. Chrome towel radiator.

FRONT GARDEN

Low maintenance front garden mainly stone chipped.

DRIVEWAY

Single drive provides off street parking for 4 cars.

GARAGE

Single detached garage, up & over door. Power & light.

REAR GARDEN

Generous fence enclosed garden with elevated south facing aspect. Decked terrace. Lawn. Stone chips.

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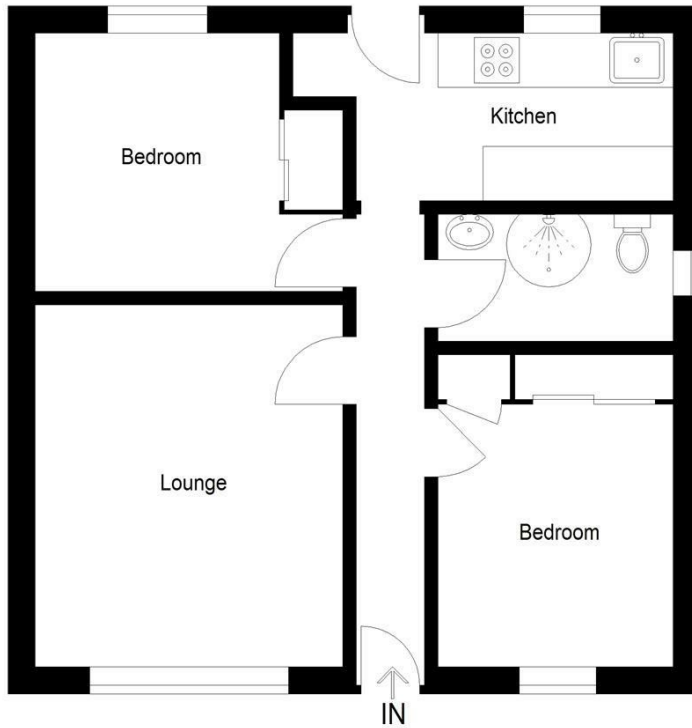


Illustration For Identification Purposes
Only. Not To Scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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