

41 BURT GROVE
PITCORTHIE, DUNFERMLINE, KY11 8DQ

CURRAN & CO
PROPERTY



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OFFERS OVER £215,000



'Offering flexible accommodation in move-in condition, it is an appealing option for families and those seeking a peaceful setting within easy reach of local amenities, schooling and transport links'

- Spacious Semi-Detached House
- Peaceful Residential Location
- Bright, Move-In Condition Throughout
- Sizeable Living & Dining Room
- Modern Kitchen & Contemporary Bathroom
- Three Generous Bedrooms & Excellent Storage
- Private Front & Rear Gardens
- Sizeable Driveway & Detached Garage



Description

Tucked away on a quiet residential street in sought-after Pitcorthie, 41 Burt Grove is an immaculately presented, bright and exceptionally spacious three-bedroom semi-detached house. Enjoying an elevated position with beautiful views from the first floor, the property boasts generous front and rear gardens, a sizeable driveway and a detached garage. Offering flexible accommodation in move-in condition, it is an appealing option for families and those seeking a peaceful setting within easy reach of local amenities, schooling and transport links.

The ground-floor accommodation comprises: a welcoming entrance hall; an expansive, dual-aspect living/dining room with ample space for comfortable seating and a family dining area; a modern, well-equipped kitchen accessed from the dining area, featuring base and wall-mounted units, contrasting wood-effect worktops and direct access to the rear

garden, with appliances including a stainless-steel cooker with extractor hood above, fridge and freezer; a generous third bedroom, currently utilised as a home office; and a contemporary, fully tiled, windowed bathroom with a shower over the bath.

A carpeted staircase leads to the first-floor landing, which provides access to useful eaves storage. The spacious principal bedroom benefits from extensive built-in wardrobe and storage space within the eaves, with a large dormer window showcasing the beautiful elevated views. A second double bedroom features a dormer window overlooking the rear garden and shelving built into the eaves. Further benefits include gas central heating and double glazing throughout.

Externally, the front garden is laid to lawn with established shrubs, while a sizeable block-paved driveway runs along the side of the house to the detached garage, providing

ample off-street parking. The enclosed rear garden is predominantly laid to lawn with mature planted borders, offering an attractive space for relaxation, gardening and family recreation.

Extras

Extras to be included in the sale are all curtains and blinds, the freestanding cooker, fridge and freezer.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band D.







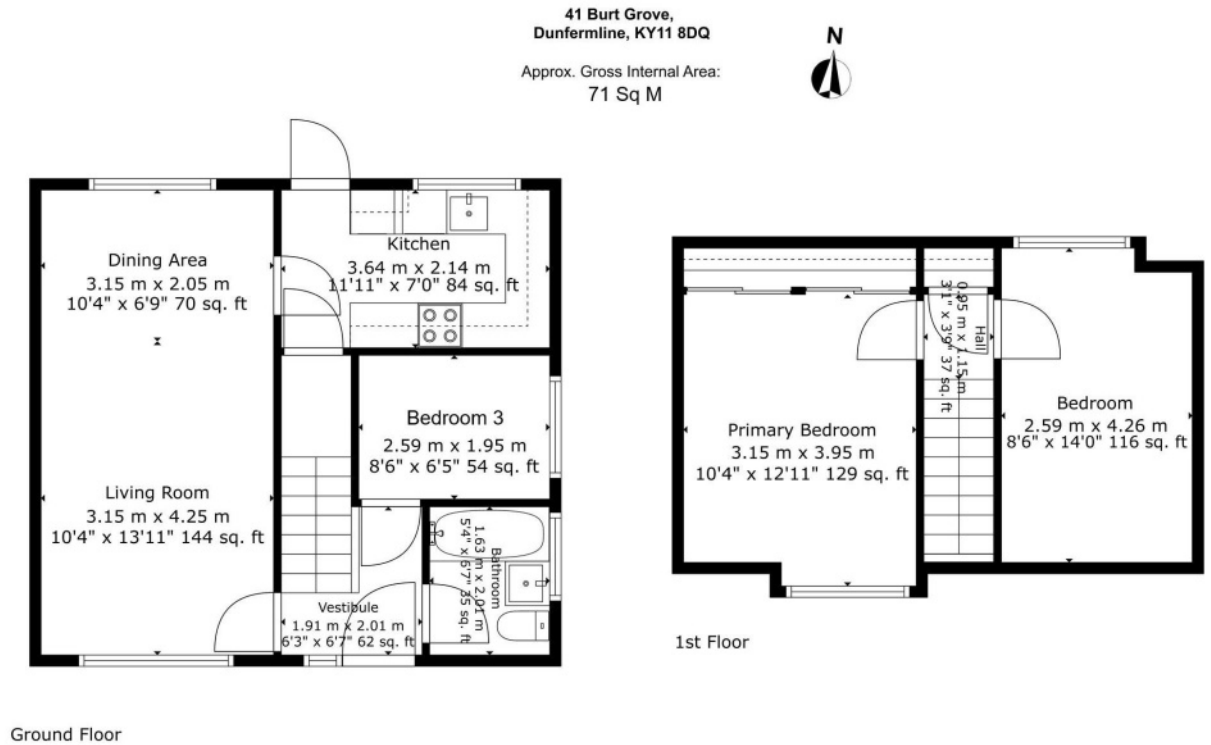
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.