



85 Bittern Court, Dunfermline, Fife, KY11 8HF

TBeautifully Presented, Two-Bedroom, Dual-Aspect, Second-Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect, second-floor flat, with residential parking. Set in an established, factored, residential development, east of Dunfermline centre, Fife.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a shower room.

Highlights include a stylish, integrated kitchen, a bay window, with open views, and a modern, fitted bathroom suite. In addition, there is good integrated storage provision, including a walk-in hall store, contemporary flooring, double glazing and electric heating.

The development provides a secure entry system, landscaped grounds and unrestricted residents' parking.

A welcoming entrance hall includes the secure entry handset, space for freestanding furniture and stylish, wood-effect flooring, which continues into the living room. The bright, well-proportioned reception includes feature wall panelling and is extended by a bay window, with French doors opening onto a Juliet balcony. Naturally lit by a glass feature wall, a kitchen is fitted with contemporary, white units, stone-effect worktops, splashback tiling, under cupboard and kickplate lighting. Appliances include an integrated oven, an electric hob, a fridge/freezer and a washing machine.

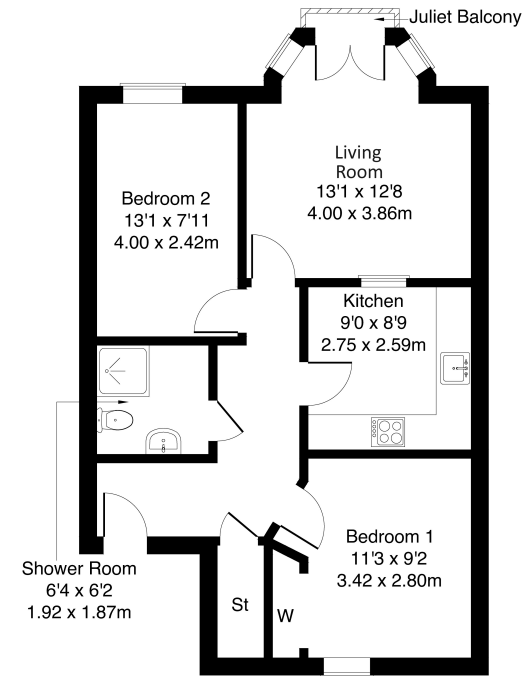
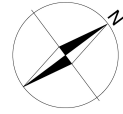
Set to opposite aspects, two carpeted double bedrooms provide good-sized, flexible spaces, with bedroom one further benefitting from built-in wardrobe storage.

Completing the accommodation, a shower room comprises a glazed, corner shower cubicle, a two-piece suite, set into storage, a chrome, ladder-style radiator and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (635 sq ft - 59 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 of 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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