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2 Louise Street, Dunfermline, Fife, KY11 4AU

Light & Well Presented, Three-Bedroom, Upper Villa

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Property Description

Light and well-presented, three-bedroom, upper villa, forming part of an established development. Located in a quiet residential area, in the south of Dunfermline centre, Fife.

Comprises an entrance hall, upper hall, living room, kitchen, three double bedrooms and a shower room.

Highlights include a fitted kitchen with appliances, a modern bathroom suite, and tasteful decor throughout. Further features include spacious rooms, gas central heating and double glazing.

Externally, the property benefits from a shared garden to the rear with a lawn and patio, and a shared driveway to the side.

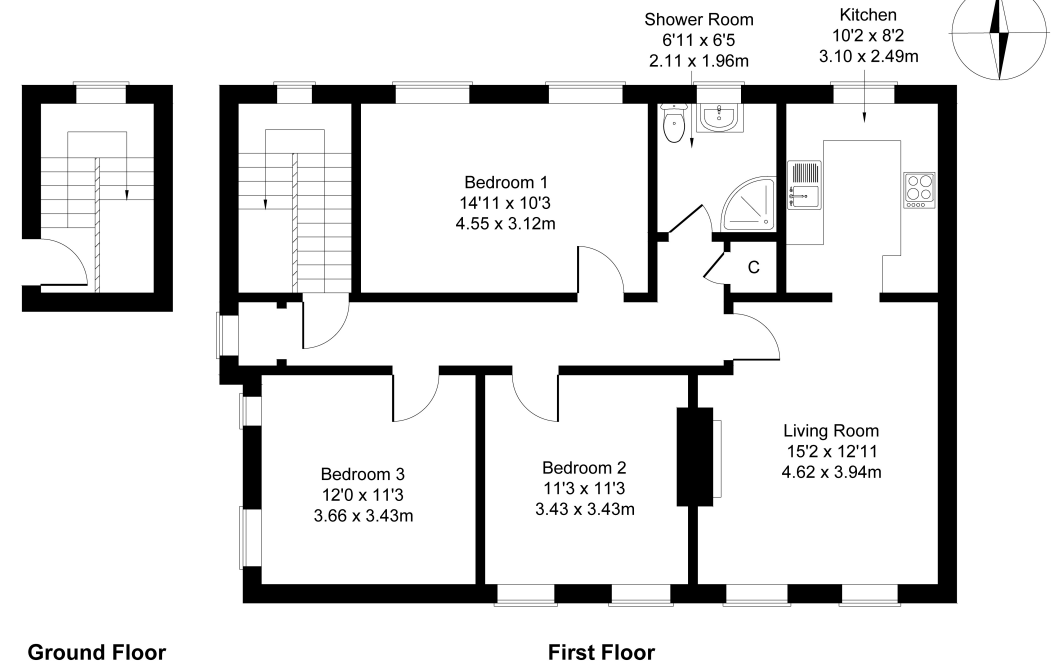
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, providing further access throughout the majority of the property and a nook with ample space for outerwear. Set to the front, the living room enjoys a southerly aspect, and features modern laminate flooring and an electric fireplace, whilst affording access to the rear-facing kitchen. Modern fitted units include stone effect worktops, a tiled surround, a sink with drainer, an integrated oven and gas hob, and a freestanding fridge/freezer.

Bedroom one is set to the rear, whilst bedroom two has a front-facing aspect, and bedroom three has a side aspect, all similarly well finished with light decor and two windows allowing plentiful natural light. Completing the accommodation, the stylish shower room is fitted with a modern two-piece suite and a corner cubicle with a 'rainfall' showerhead, including panel splash walls for the shower, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (956 sq ft - 89 sq m.) (Excluding Ground Floor)



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 to 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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