



158 Pitcorthie Drive, Dunfermline, Fife, KY11 8BS

Beautifully Presented, Three-Bedroom, Semi-Detached Villa

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Property Description

Beautifully presented, three-bedroom, semi-detached villa, with gardens, a driveway and a large detached garage. Located in the popular and established residential area of Pitcorthie, southeast of Dunfermline centre, Fife.

Comprises an entrance hall, living and dining room, kitchen, three flexible bedrooms and a family bathroom.

Tastefully finished throughout, highlights include a modern fitted kitchen and bathroom, and contemporary flooring. In addition, there is gas central heating, a stone fireplace, double glazing and good integrated storage, including a loft and a garage, with power and light.

There are immaculate gardens set to both aspects, incorporating lawns and patios, with a multi-vehicle driveway to the side.

A bright, welcoming entrance hall is finished with modern, wood-effect flooring, which continues throughout the living space on the left. Tastefully presented and spacious, a living room enjoys built-in storage and a feature fireplace and provides plenty of room for freestanding lounge furniture. Leading openly off the living room, a well-proportioned dining room provides access to the garden and conveniently leads into a kitchen. Providing further garden access, the sunny, dual-aspect kitchen is fitted with traditional white units and stone-effect worktops. Appliances include an integrated oven, an induction hob, a concealed extractor fan, a fridge/freezer and a dishwasher, whilst plumbing and space are available for a washing machine.

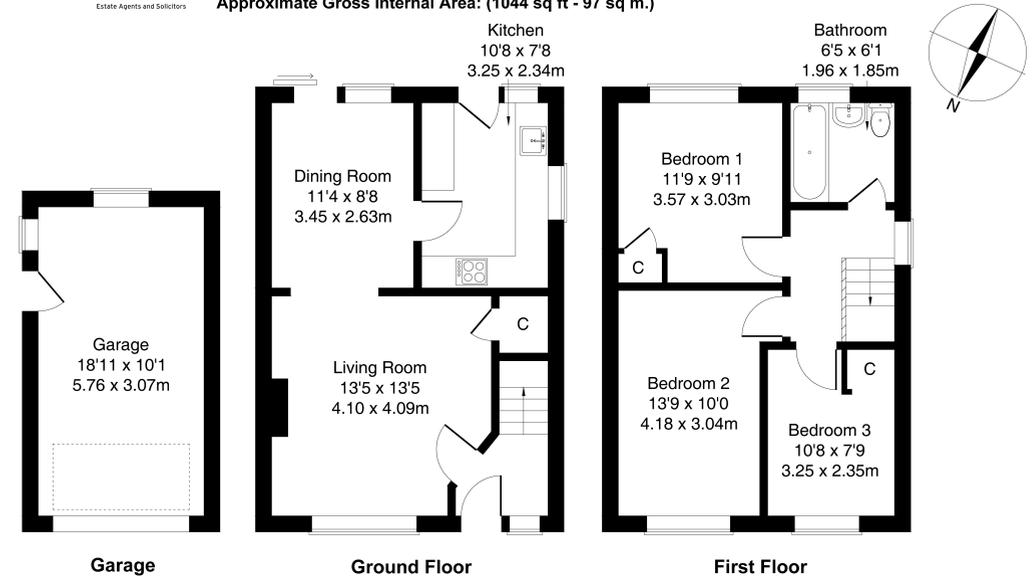
Accessed off a naturally lit landing upstairs, three flexible bedrooms continue the tasteful presentation of the living space and are carpeted for comfort. Two of the bedrooms benefit from built-in cupboard storage and, whilst bedrooms two and three enjoy an open aspect to the front, the main bedroom is set to the rear, with views across the rear garden.

Completing the accommodation, a good-sized family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (1044 sq ft - 97 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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