



**Stevenson Marshall**  
Property & Law

90 Bittern Court  
Dunfermline, KY11 8HF

Offers in the region of £110,000

## 90 Bittern Court, Dunfermline

A most impressive top floor flat with professionally maintained gardens and superb open and uninterrupted views to the Forth Bridges and Forth Valley as seen opposite.

There is a good internal layout which includes a reception hallway, dining lounge (with Juliette balcony and large windows), luxury breakfasting kitchen, two good sized bedrooms and modern bathroom.

Economical electric heating is installed with double glazed windows, quality carpets, fresh decor and good storage throughout.

Entrance hallway

Dining Lounge 4.59m x 3.83m (15'0 x 12'7)

Breakfasting kitchen 2.74m x 2.36m (9'0 x 7'9)

Bedroom 1 4.02m x 2.42m (13'3 x 7'11)

Bedroom 2 2.56m x 2.76m (8'5 x 9'1)

Bathroom 2.07m x 1.77m (6'9 x 5'10)

The neat communal garden ground is mainly laid to lawn with ample residents' private parking. The building is fitted with a modern intercom security entry system and benefits from a well maintained carpeted stairwell.

Bittern Court forms part of a popular residential area approximately 2 miles from Dunfermline City Centre on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Dunfermline Queen Margaret train station is approximately 1.5 miles away.

An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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