



Morgans

120 DOVER DRIVE  
DUNFERMLINE, KY11 8HA  
FIXED PRICE £195,000



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OPEN VIEWINGS SUNDAYS 2PM-4PM - Well presented modern detached family home in popular residential area with good commuter access to Edinburgh and the central belt. Excellent amenities nearby. The property comprises entrance hall, lounge leading through to the dining room with patio doors to the rear garden, breakfasting kitchen with utility room, downstairs WC. On the upper level, a master bedroom with en-suite, three further bedrooms all with fitted wardrobes. Plenty storage cupboard space. The property benefits from gas central heating, double glazing, gardens to the front and rear with side access, single integral garage and driveway. Viewing recommended. EPC RATING C.



WELL PRESENTED  
DETACHED FAMILY  
HOME IN POPULAR  
RESIDENTIAL AREA WITH  
GOOD COMMUTER  
ACCESS.

## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway station provides a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

## MEASUREMENTS

LOUNGE 19'0 x 11'6

DINING ROOM 17'1 x 8'7

KITCHEN 19'6 x 11'3

UTILITY 6'4 x 5'7

MASTER BEDROOM 13'11 x 11'9

EN-SUITE 11'0 x 6'0

BEDROOM 2 12'8 x 11'0

BEDROOM 3 13'6 x 8'8

BEDROOM 4 10'6 x 7'11

BATHROOM 8'7 x 7'1

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom, and light fittings, together with integrated appliances.

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline City Centre head south via St Margarets Drive turning left under the railway bridge into Bothwell Street. Continue through a further roundabout to the second main traffic light junction where you will turn left in to Aberdour Road. Continue until you come to Masterton Roundabout where you will turn right into Masterton Road. Then take first left into Dover Drive where the property is situated on the right hand side where sign posted.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.





Approximate Gross Internal Area = 142 sq m / 1528 sq ft  
Garage = 7 sq m / 75 sq ft  
Total = 149 sq m / 1603 sq ft



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Disclaimer:  
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cup-board / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 73276)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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