



Morgans

176 DOVER DRIVE
DUNFERMLINE, FIFE, KY11 8HB
FIXED PRICE £190,000



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DUNFERMLINE
KY11 8HB

Well presented detached house within a popular residential area with local amenities and schools close by and excellent location for commuters. The property comprises of entrance hall/WC, lounge with gas fire and marble surround fireplace, dining room, kitchen, utility room and cupboard; on the upper level a master bedroom with en-suite, three further bedrooms, two doubles and one single which is currently used as an office. The attic is partially floored with a Ramsay ladder for access. The property benefits from gas central heating, double glazing, gardens front and rear with side access and a single garage/driveway. Viewing highly recommended. EPC RATING C.



LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie 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 11'2 X 9'6

DINING ROOM 15'9 X 11'6

KITCHEN 11'6 X 9'6

UTILITY 6'3 X 5'3

MASTER BEDROOM 13'5 X 10'2

EN-SUITE 9'2 X 4'11

BEDROOM 2 12'2 X 8'10

BEDROOM 3 9'2 X 9'2

BEDROOM 4/OFFICE 8'10 X 7'3

BATHROOM 8'6 X 7'7

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

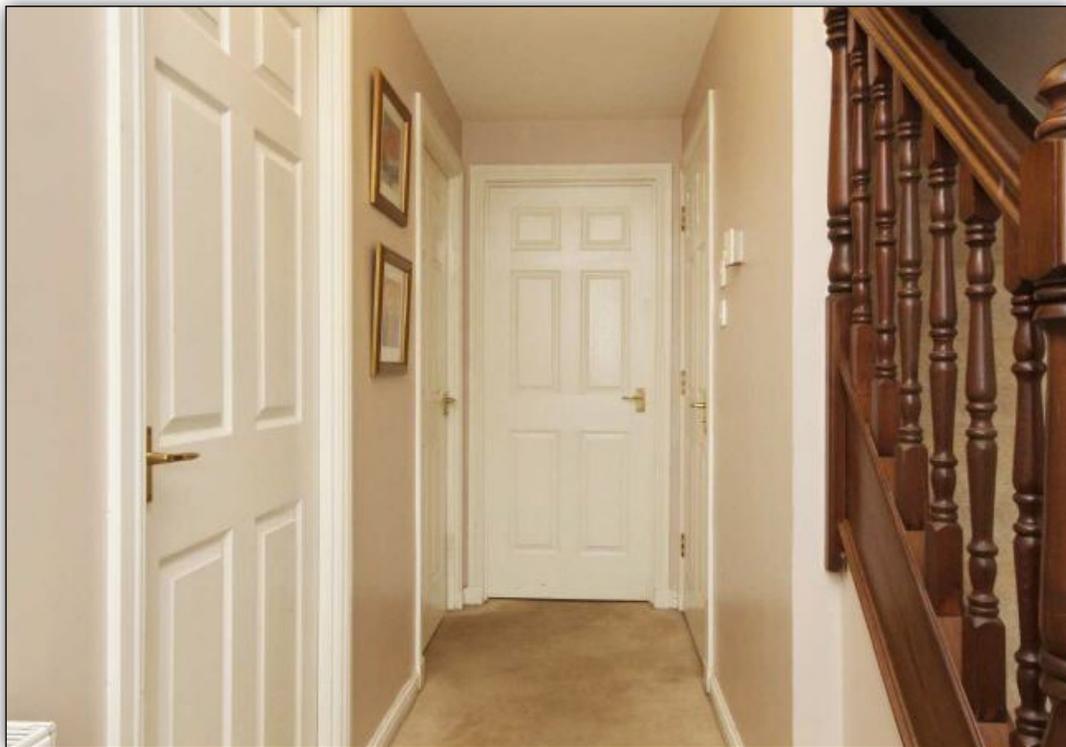
TRAVEL DIRECTIONS

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 will be signposted.

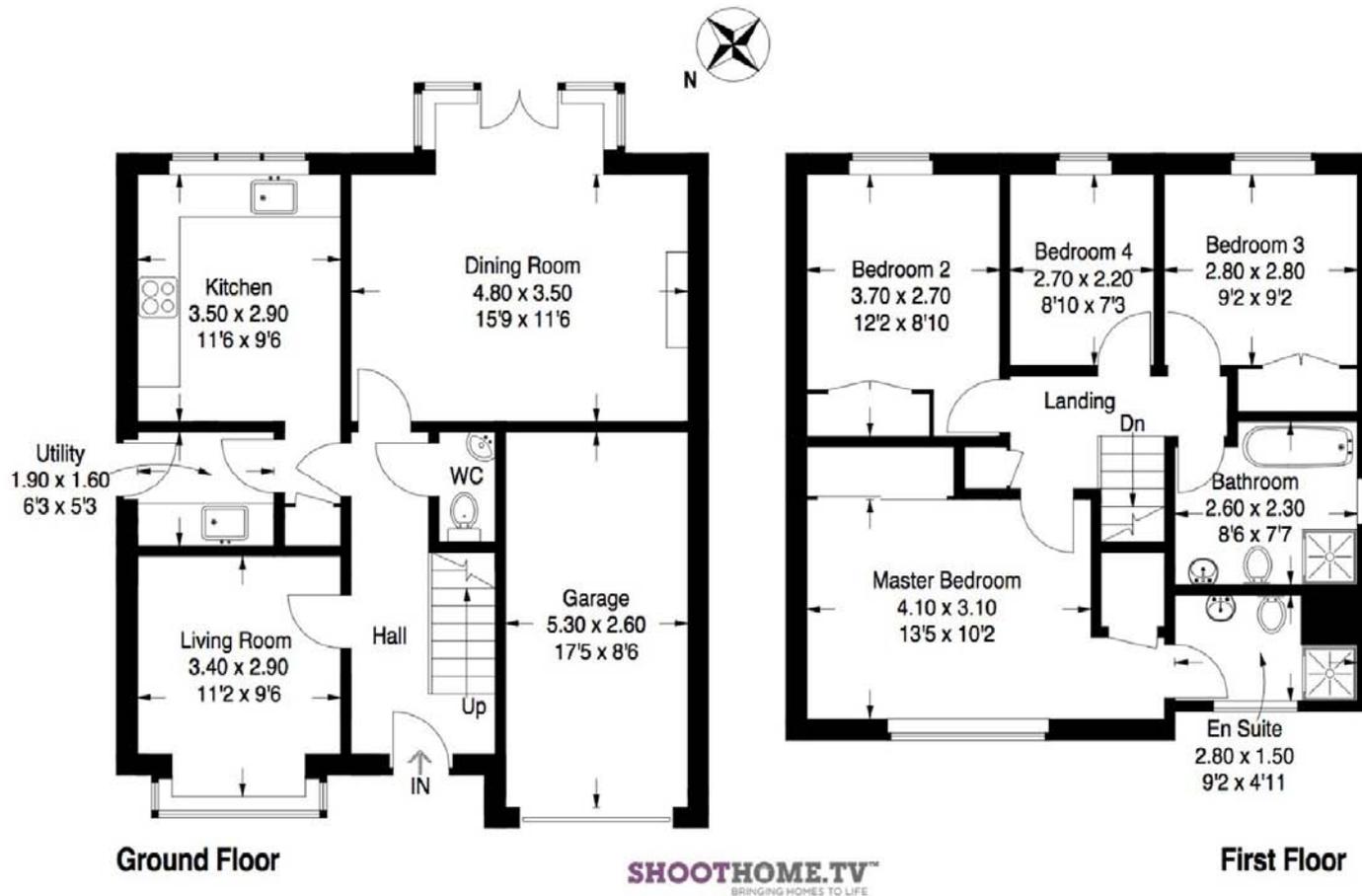
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Approximate Gross Internal Area = 115 sq m / 1238 sq ft
 Garage = 14 sq m / 151 sq ft
 Total = 129 sq m / 1388 sq ft



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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 cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 82604)

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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