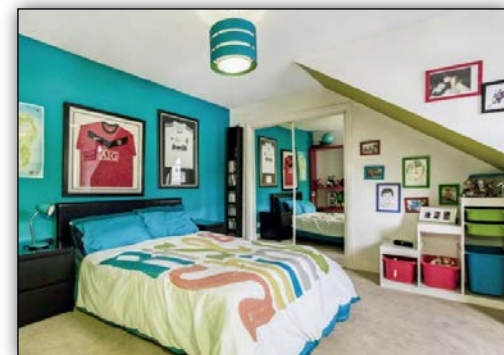




M o r g a n s

38 Dover Drive
Dunfermline, KY11 8HA
Offers over £309,000



38 Dover Drive
Dunfermline
KY11 8HA

Essential Viewing. Excellent opportunity to acquire this executive detached family villa built by Ogilvie Homes to their usual high standard offering flexible accommodation over three levels. The property is deceptively spacious and comprising: reception hall, w,c, lounge three double bedrooms and bathroom. Ground level comprising: hallway, family room, dining room, dining kitchen and utility room. Upper level: master bedroom with en-suite and further double bedroom. The property is double glazed with gas central heating and has a double integral garage and double driveway. There are attractive well maintained gardens to the front and rear providing a child and pet safe environment. 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's Birthplace museum, the Abbey and Palace 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 bridges 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 International Airport, Perth and Dundee and across the Kincardine Bridge by way 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 stations provide 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

FAMILY ROOM 12'1 X 15'4

DINING ROOM 8'8 X 11'5

BREAKFASTING KITCHEN 17'0 X 11'5

UTILITY 10'5 X 5'5

LIVING ROOM 11'8 X 17'0

WC 3'3 X 6'2

BEDROOM 3 9'8 X 15'4

BEDROOM 5 9'5 X 11'5

BATHROOM 7'5 X 8'2

BEDROOM 4 9'8 X 11'5

BEDROOM 1 12'4 X 14'7

ENSUITE 7'8 X 7'8

BEDROOM 2 12'4 X 14'1

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

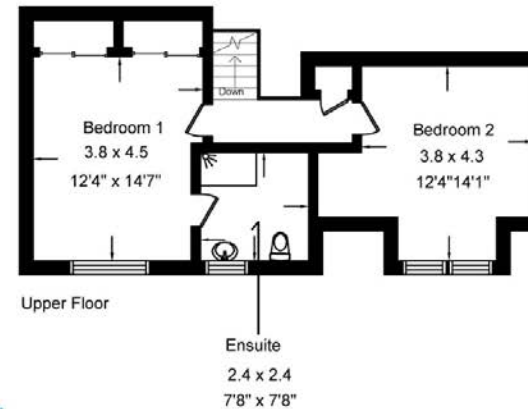
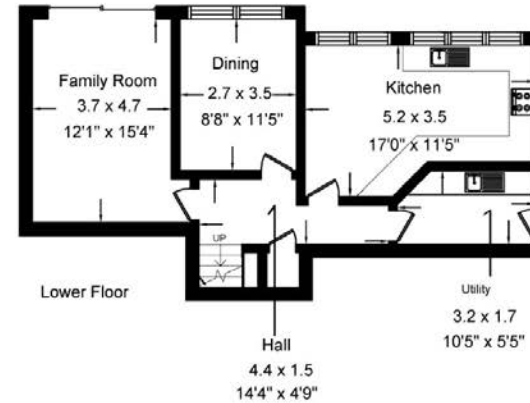
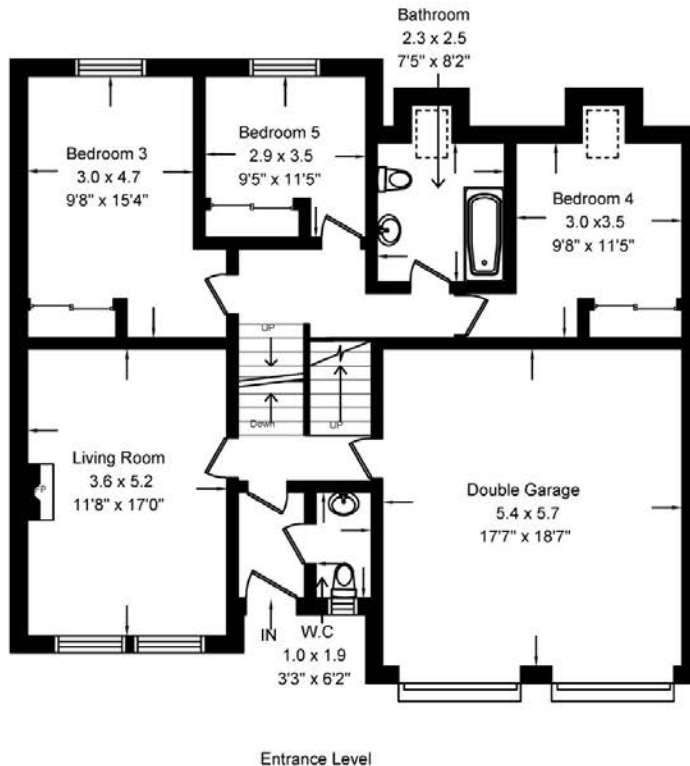
TRAVEL DIRECTIONS

From Dunfermline City Centre head south via St Margaret's 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 as sign posted on the right hand side.

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.





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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222 | FAX: 01383 621213
WWW.MORGANLAW.CO.UK

