



Morgans

PROPERTY

26 Dover Heights, Dunfermline, KY11 8HS

Offers Over £165,000





Keenly priced terraced home



Bright 14ft living room



Generous 12ft kitchen



EPC Rating -



Two double bedrooms



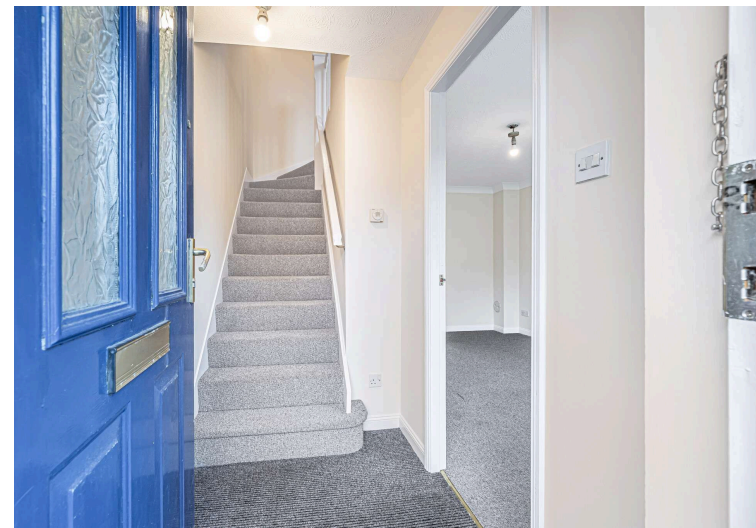
Family bathroom



Built-in cupboard & landing store



Council Tax Band -





Welcome

A keenly priced two-bedroom terraced home offering comfortable and practical accommodation across two floors in a popular area of Dunfermline. With a neat, well-balanced layout and good room proportions throughout, this property is an ideal choice for first-time buyers, young couples, or investors looking for a low-maintenance home. The ground floor features a bright and comfortable 14-foot living room — a welcoming everyday space — alongside a generously proportioned 12-foot kitchen with ample storage and worktop space for day-to-day use. A built-in cupboard and front and rear external access add practical appeal to the ground-floor layout. Upstairs, two well-proportioned double bedrooms are served by a family bathroom with overhead electric shower. Both bedrooms extend to over 13 feet and offer comfortable, well-lit accommodation, with a landing store cupboard providing useful additional storage. There is a rear garden fully enclosed providing a child and pet safe environment. Private parking for residents adjacent.





EXTRAS INC. IN SALE/AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

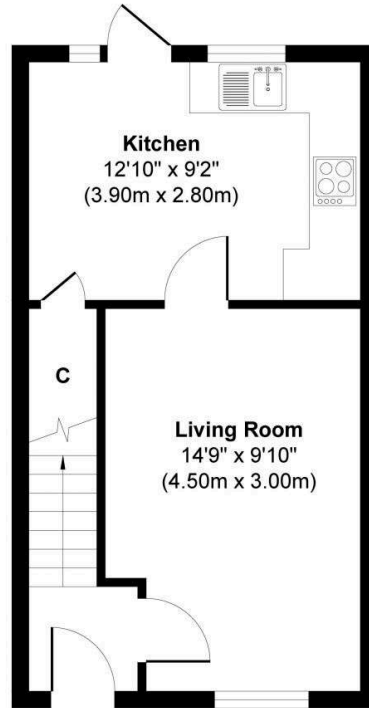


Dunfermline

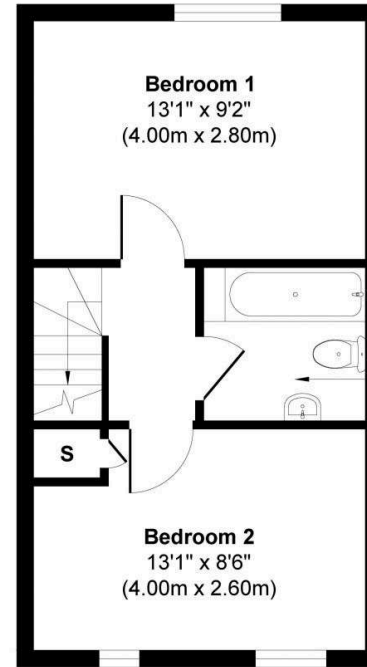
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert the Bruce rests beneath the arches of its magnificent Abbey, and where medieval streets now hum with modern energy. Steeped in heritage yet firmly forward-looking, Dunfermline blends the grandeur of Carnegie's Birthplace Museum, the Abbey and Abbot House with the contemporary vision of the Carnegie Museum and Library - a city that wears its past proudly while embracing its future. Dunfermline is ideally placed. Just five miles from the iconic Forth Bridges, it offers effortless access to Edinburgh via the M90, with swift onward links to Perth, Dundee, Stirling, Glasgow and beyond. Two railway stations deliver regular services into the capital and intercity connections across the UK, while comprehensive bus routes keep the wider region within easy reach. Day-to-day living is equally well served, with an excellent range of shops, leisure facilities,

Morgans Property Package

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



Ground Floor
Approximate Floor Area
310 sq. ft
(28.86 sq. m)



First Floor
Approximate Floor Area
310 sq. ft
(28.86 sq. m)

Bathroom
6'7\" x 5'7\"
(2.00m x 1.70m)



Approx. Gross Internal Floor Area 620 sq. ft / 57.72 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.