



Morgans

PROPERTY

16 Dover Heights, Dunfermline, KY11 8HS

Offers Over £275,000





Spacious detached family home



Kitchen & separate dining room



Generous 14ft living room



Master bedroom with en suite



Bright garden room



17ft garage and driveway



EPC Rating -



Council Tax Band -



Welcome

A beautifully presented three-bedroom detached family home offering generous and versatile accommodation across two floors in a popular area of Dunfermline. With a delightful garden room, three good-sized bedrooms, and garage with parking for several vehicles, this property offers an excellent package for families looking for both space and flexibility. The ground floor offers a generous and comfortable living room extending to over 14 feet, alongside a separate dining room and a well-appointed fitted kitchen. A bright and inviting garden room provides a wonderful additional space, ideal for relaxing or enjoying the garden outlook throughout the year. Upstairs, three bedrooms are served by a family bathroom. The principal bedroom is an impressive room extending to over 13 feet and benefits from its own private en suite, whilst two further bedrooms provide comfortable and flexible accommodation for children, guests, or a home office. The landscaped gardens are enclosed providing a child and pet safe environment, an idyllic haven with patio and seating areas.



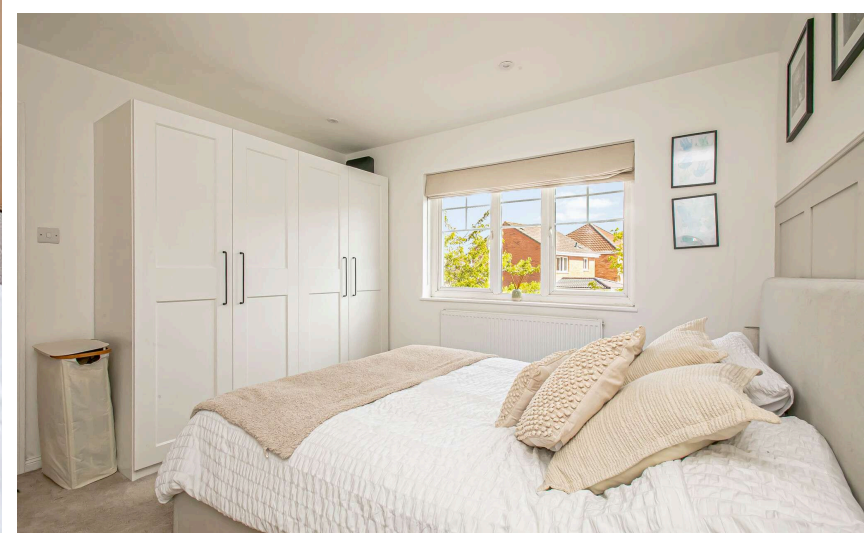


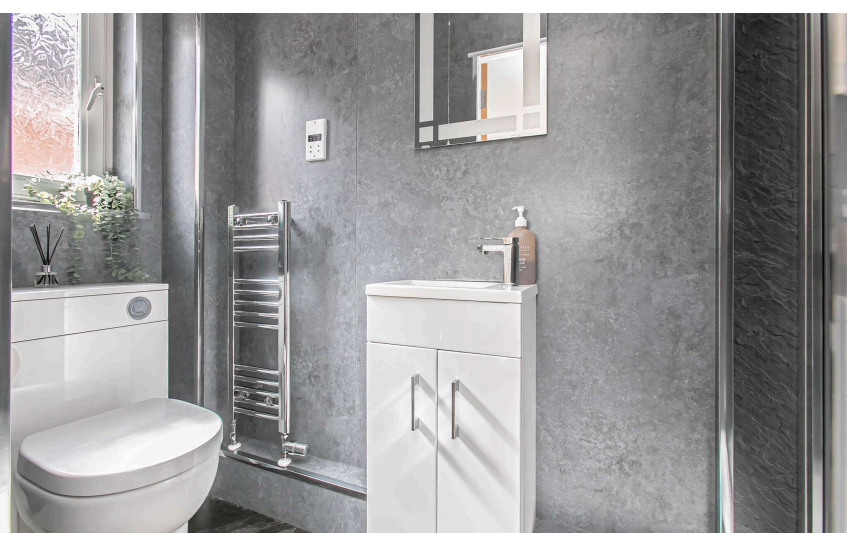
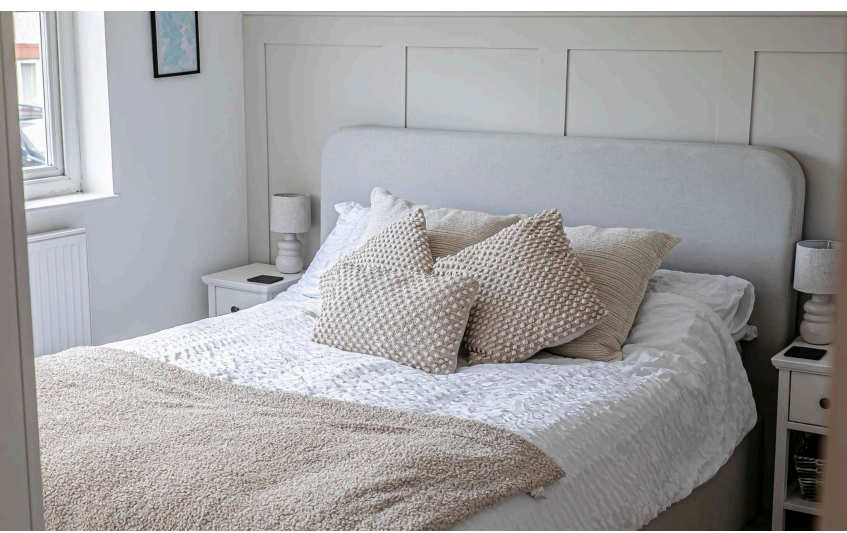
EXTRAS INC. IN SALE/AGENTS NOTE

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

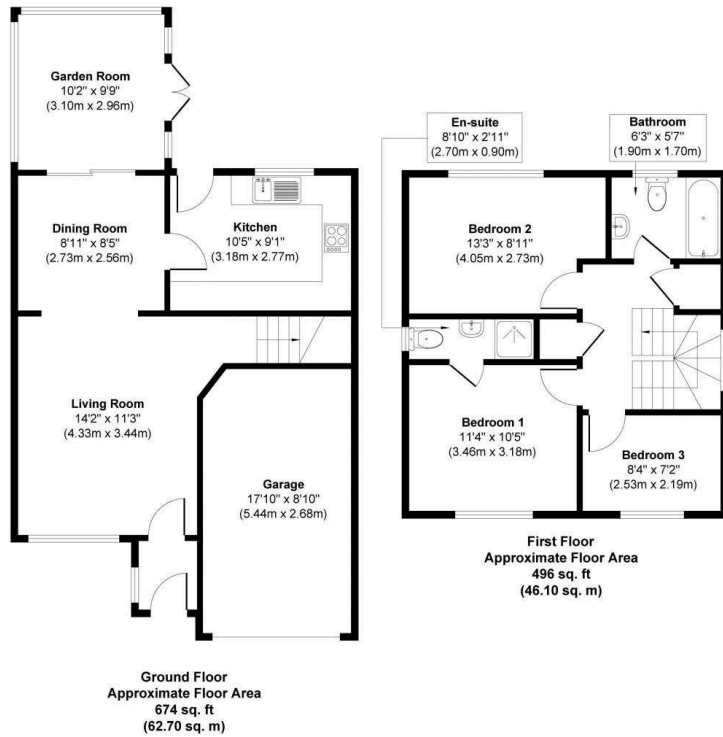
Once the ancient capital of Scotland and now a proudly crowned city - earning its official status in May 2022 during the Queen's Platinum Jubilee celebrations - Dunfermline is a place where history runs deep and ambition runs deeper. This is the city that gave the world Andrew Carnegie, where King Robert 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, restaurants and highly regarded schools - everything you'd expect from a city that has been at the heart of Scottish life for over a thousand years.

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.



Dover Heights, Dunfermline, KY11 8HS



Approx. Gross Internal Floor Area 1170 sq. ft / 108.80 sq. m
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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.