



Morgans

PROPERTY

27 Dover Heights, Dunfermline, KY11 8HS

Offers Over £275,000



3



2



2





Lovely three-bedroom detached home



Fitted kitchen with storage cupboard



24ft lounge/dining room



Principal bedroom with en-suite



Bright conservatory



Two further bedrooms, one with wardrobe



EPC Rating -

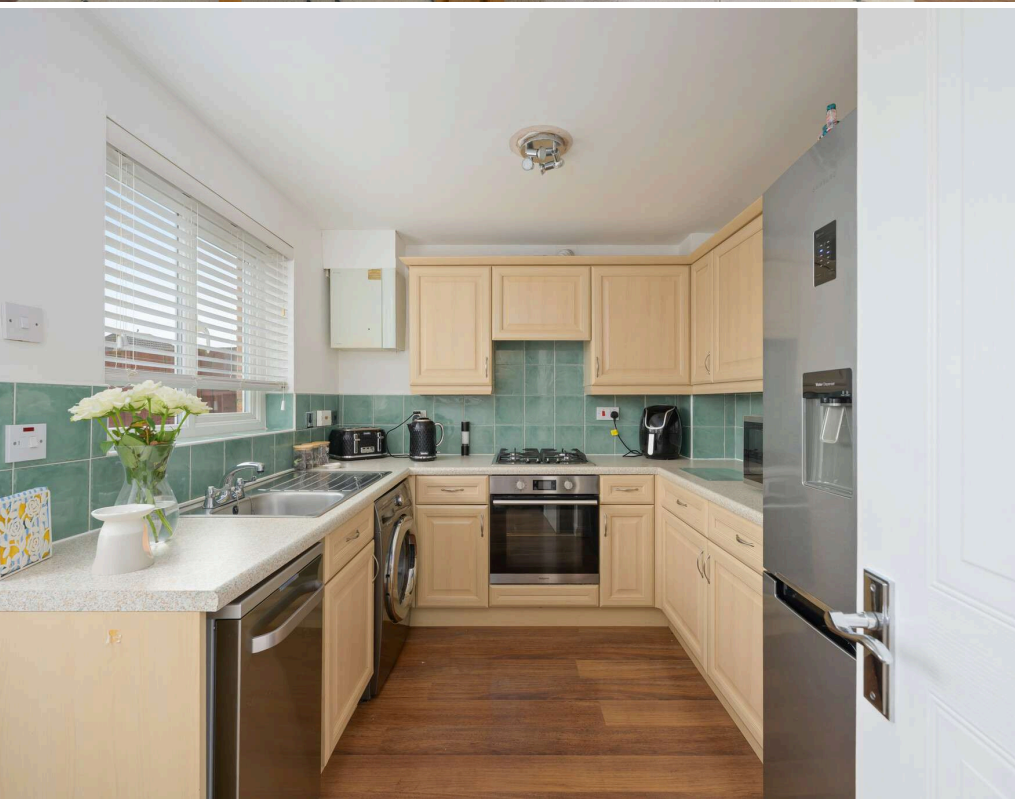


Council Tax Band -



Welcome

Stylish three-bedroom detached home offering approximately 1,152 square feet of well-planned accommodation across two floors in Dover Heights. The ground floor is anchored by a 24-foot lounge/dining room, providing an excellent space for relaxing, entertaining, and family meals. Sliding doors open into a bright conservatory with French doors to the side, while the fitted kitchen offers good worktop and storage space. Useful storage cupboards add everyday practicality. Upstairs, three bedrooms are served by a family bathroom with a bath, with the principal bedroom benefiting from its own en-suite shower room. A built-in wardrobe in one of the bedrooms and further storage cupboards on the landing provide excellent practicality. There are well maintained and private gardens to the rear providing a child and pet safe environment with double driveway and single garage to front. Located in the Eastern expansion, the property is well placed for local schools, amenities, and transport links, making it an excellent choice for growing families.



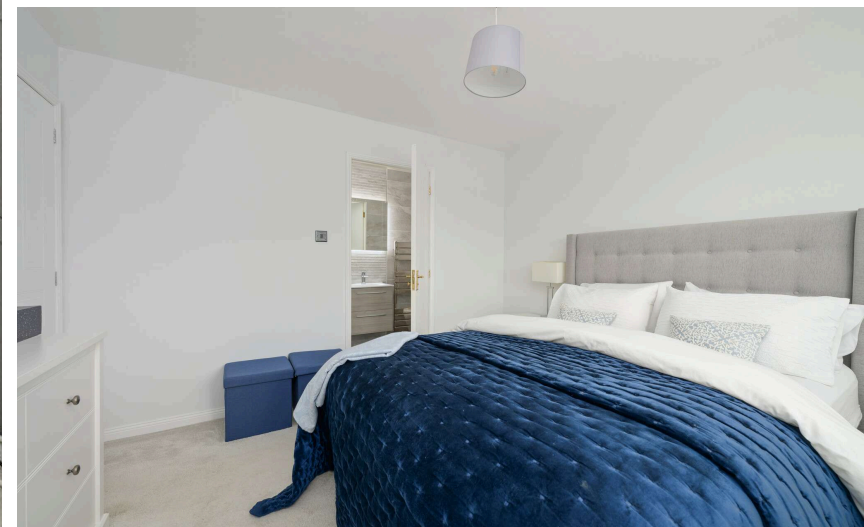


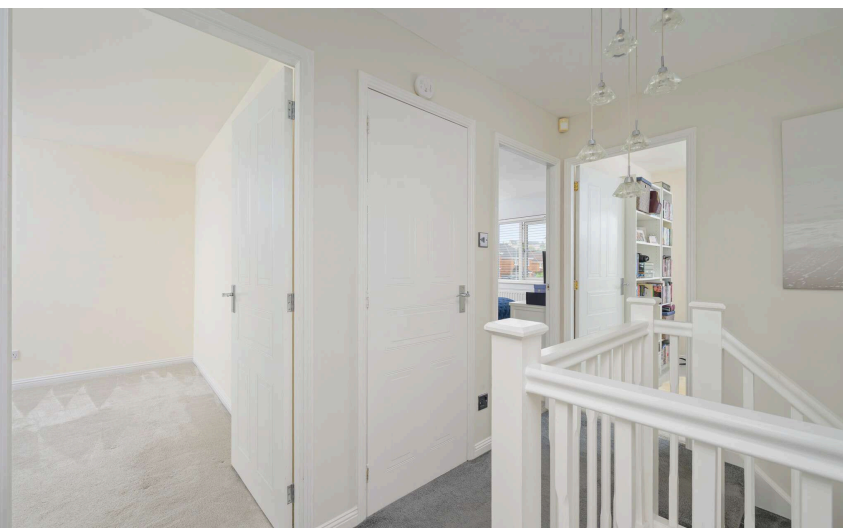
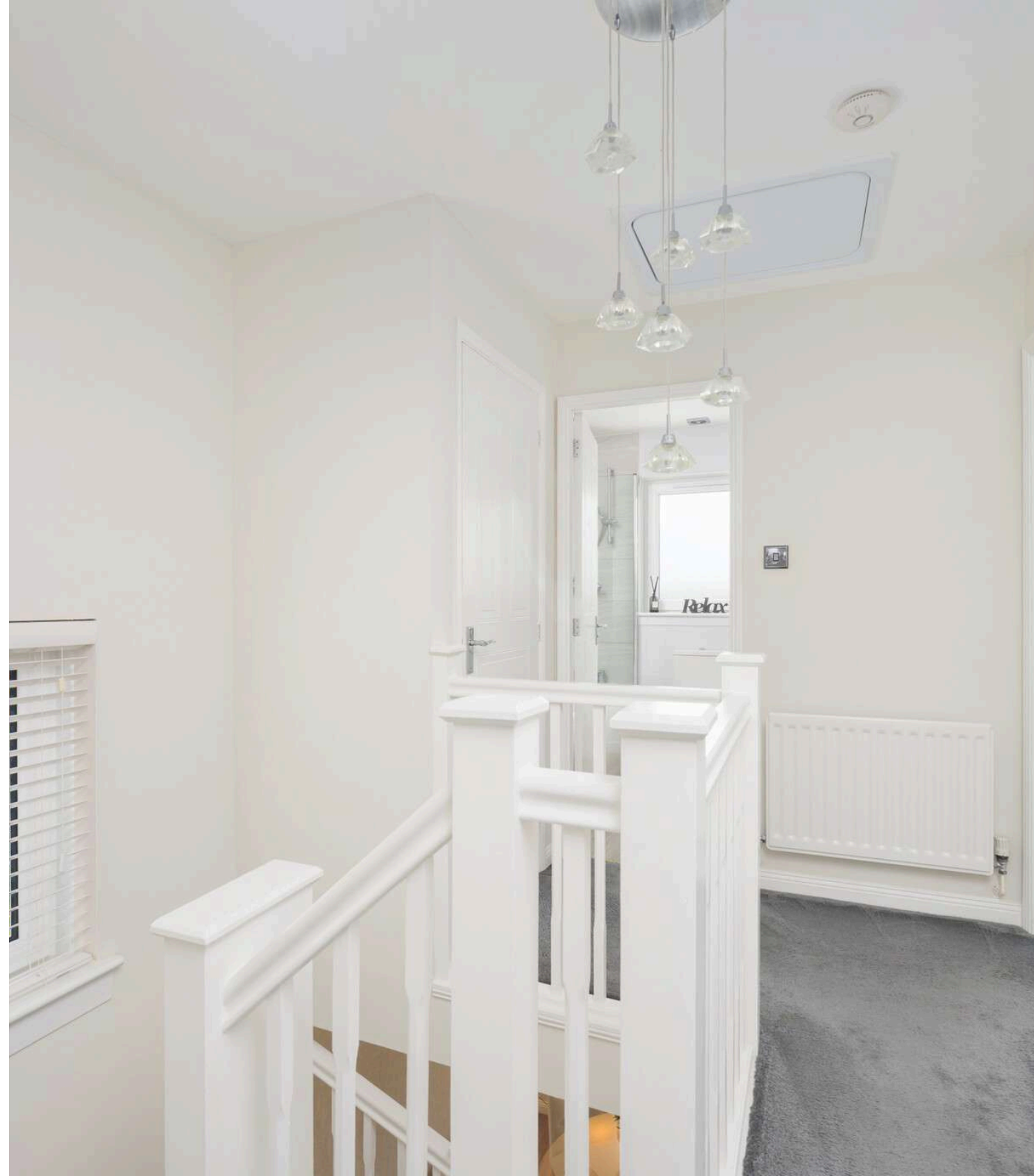
EXTRAS INC. IN SALE/AGENTS NOTE

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

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City 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 with Carnegie Museum and Library. 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, 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. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

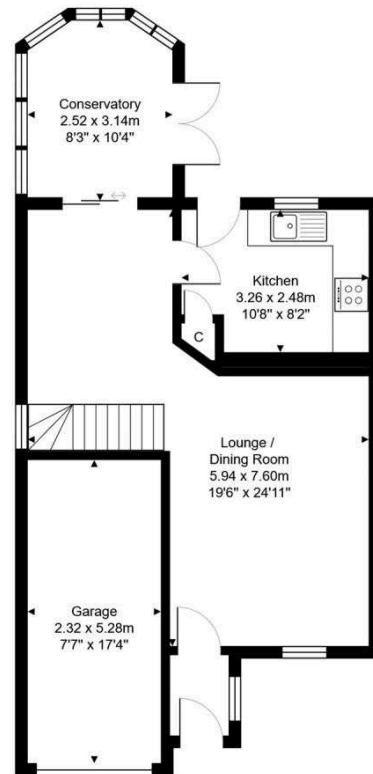
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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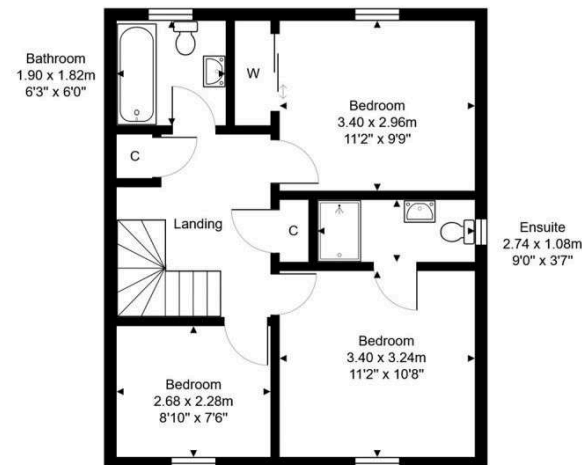


Total Area: 107.1 m² ... 1152 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.