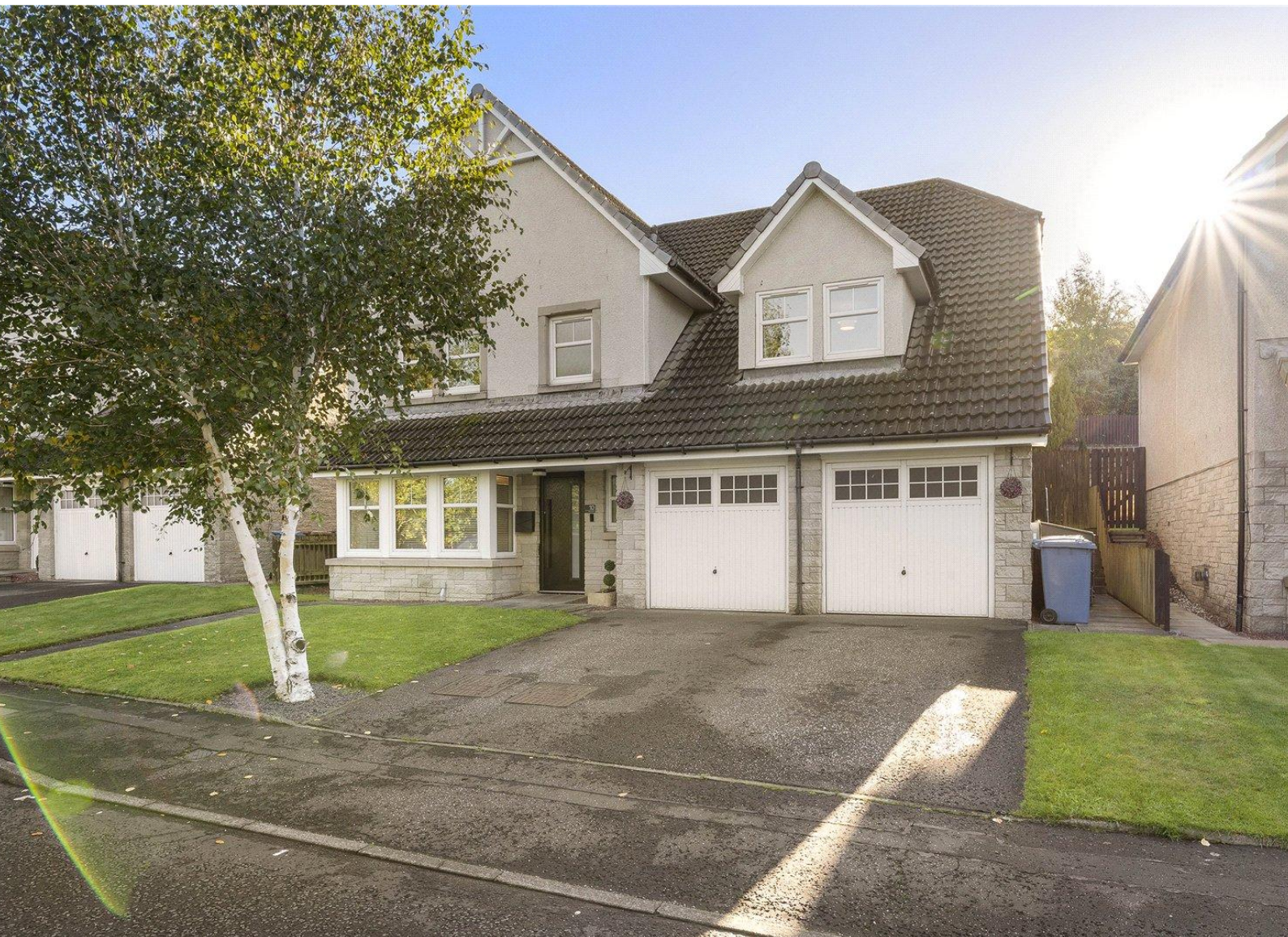


SIMPSON & MARWICK



10 Dover Drive, Dunfermline, Fife, KY11 8HA



4

2

3

EPC: C (80)

Council Tax - G

Detached four-bedroom home offering versatile living spaces in vibrant Dunfermline.



- Detached family home
- Versatile living areas
- Beautiful kitchen decor
- Four bedrooms
- En-suite shower room
- Bathroom
- Double driveway
- Double garage
- Private rear garden
- Well-presented property

This delightful detached four-bedroom family home offers versatile living spaces, ideal for a growing family.

On the ground floor, you'll find an inviting lounge providing a comfortable space for relaxation and a convenient WC. This floor also offers internal access to the double garage, enhancing functionality and convenience for residents.

The first floor features a beautiful kitchen/diner equipped with a five-ring gas hob, integrated dishwasher, integrated double oven/grill, and an integrated fridge freezer, perfect for modern cooking. Adjacent to the kitchen, the family room offers an ideal setting for gatherings. A utility room with freestanding white goods complements the kitchen and dining spaces, presenting tasteful and cohesive finishes. The dining room is currently utilized as a home office, presenting potential as an additional bedroom or study.

On the second floor, you'll find two spacious bedrooms and a bathroom, each providing privacy and comfort.

The third floor is home to the principal bedroom, complete with an en suite bathroom, and an additional fourth bedroom.

Externally, this well-presented property benefits from a double driveway and a double garage, providing ample parking. The property also boasts a lovely private rear garden, perfect for outdoor enjoyment. All blinds and light fittings are included in the sale of this property.

Location

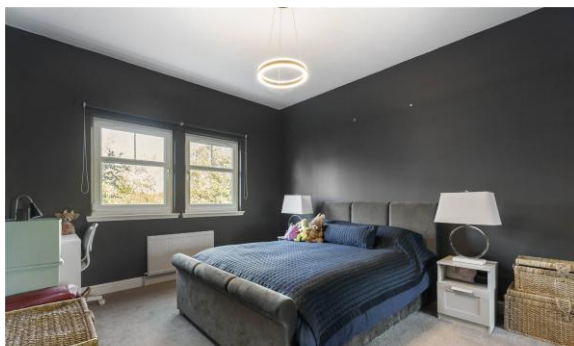
Situated in the vibrant town of Dunfermline, the property enjoys a prime location with access to a wealth of amenities. Dunfermline is renowned for its historical significance and cultural heritage, offering a variety of attractions such as the historic Dunfermline Abbey, beautiful parks, and numerous leisure facilities. The town provides excellent educational institutions and convenient transport links to Edinburgh, making it a highly sought-after residential area for families and professionals alike.

Fixtures and Fittings

All blinds and light fittings are included in the sale of this property.

Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

10 Dover Drive

Dunfermline, Fife, KY11 8HA

Approx. Gross Internal Area:
2034.38 Sq Ft (189 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		