

Morgans PROPERTY

37 Dover Park, Dunfermline, KY11 8HX

Offers Over £319,950

4 2 2







- Well-presented four-bedroom family home
- Bright living room and separate dining room
- Fitted kitchen with separate utility room
- EPC Rating -
- Principal bedroom with en-suite
- Three further bedrooms and a shower room
- Downstairs WC and useful storage
- Council Tax Band -











Welcome

This spacious and well-presented four-bedroom home offers comfortable, well-proportioned accommodation across two floors in Dunfermline, together with a garage, double driveway and fully enclosed gardens providing a child and pet safe environment with patio/seating area. The ground floor comprises a bright living room and a separate dining room, alongside a fitted kitchen with a separate utility room. A downstairs WC and useful storage add everyday practicality. Upstairs, four bedrooms are found, with the principal bedroom benefiting from its own en-suite, while the remaining bedrooms are served by a shower room. Built-in wardrobes and further storage cupboards provide plenty of space. A well-proportioned choice for growing families seeking space and flexibility at 37 Dover Park, Dunfermline.







Extras Inc. in Sale/Agents Note

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

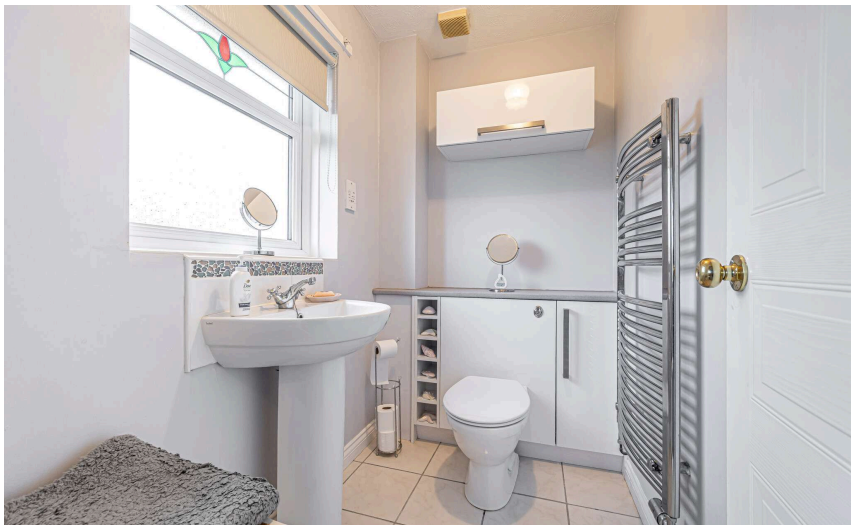
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested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

























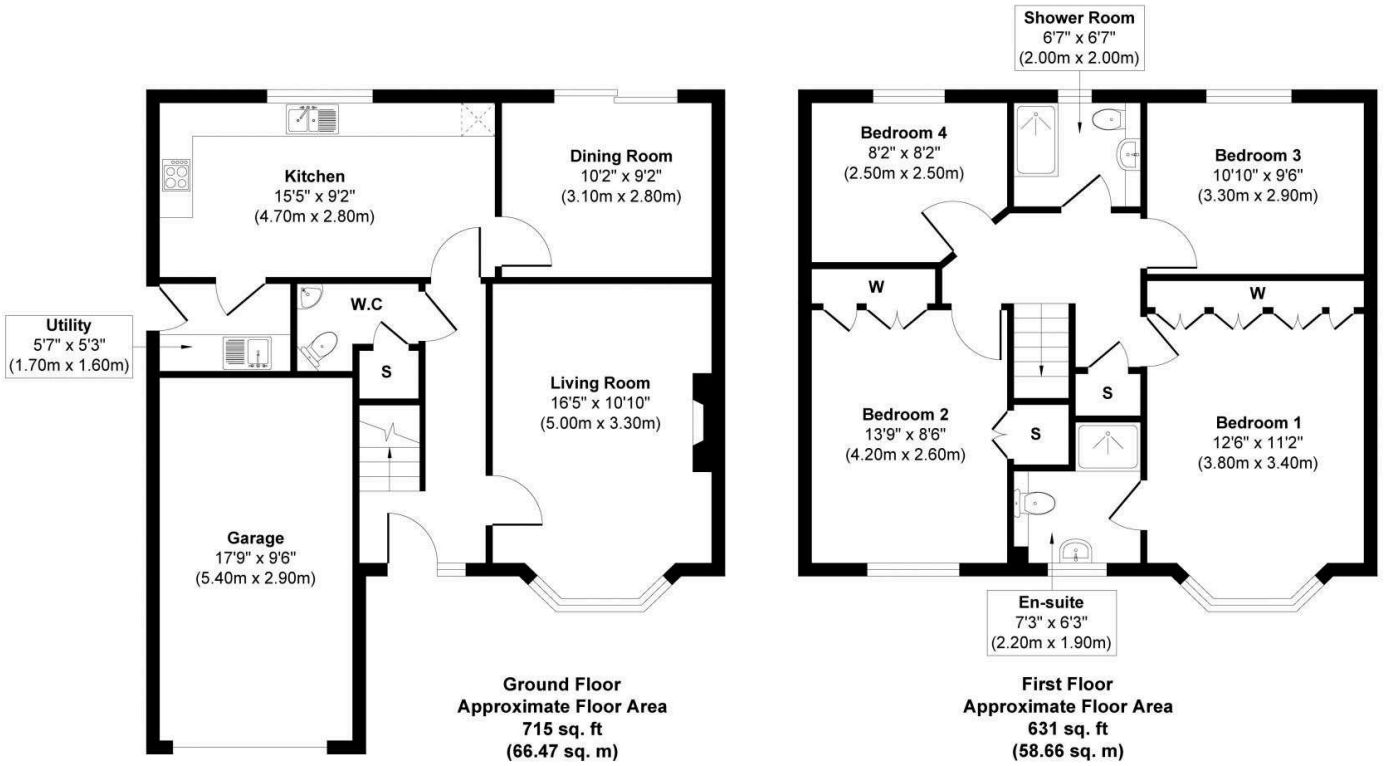
Dunfermline

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.





9AM MEDIA

Approx. Gross Internal Floor Area 1346 sq. ft / 125.13 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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