

20 DOVECOT WAY
DUNFERMLINE, KY11 8SX

£399,500
FREEHOLD

xx New Price xx For sale a stunning extended family home built originally by Bett Homes, modernised to an exceptionally high standard with the WOW Factor!. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a superb family home situated in a sought after private residential cul de sac comprising: Reception Hall - Lounge with feature fireplace - Generous Dining Kitchen - Utility Room - 'P' Shaped Conservatory - Dining Room - Four Double Bedrooms Master Luxury Porcelanosa En-Suite - Modern Family Shower-Room & Sep WC. Benefitting from DG- GCH - EPC C. Externally large triple driveway - Double Garage & Private enclosed rear garden. Viewing Highly Recommended of this amazing family home ideal for the commuter.



home sweet home
estate agents
your local property experts

20 DOVECOT WAY

- xx NEW PRICE xx EXTENDED DETACHED VILLA WITH WOW FACTOR BUILT BY BETT HOMES • 4 DOUBLE BEDROOM MASTER PORECELANOSA EN-SUITE • LOUNGE- DINING RM - 'P' SHAPED CONSERVATORY • GENEROUS MODERN DINING KITCHEN - UTILITY • MODERN FAMILY SHOWER-ROOM - SEP WC • DG- GCH - EPC C • TRIPLE DRIVE - DOUBLE GARAGE • PRIVATE ENCNCLOSED GARDEN • SMALL SOUGHT AFTER CUL DE SAC • UPGRADED TO A HIGH STANDARD



FULL DESCRIPTION

xx New Price xx For sale a Stunning Extended Detached family home built originally by Bett Homes, modernised to an exceptionally high standard with the WOW Factor!. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a superb family home situated in a sought after private residential cul de sac comprising: Reception Hall - Lounge with feature fireplace - Generous Dining Kitchen - Utility Room - 'P' Shaped Conservatory - Dining Room - Four Double Bedrooms Master Luxury Porcelanosa En-Suite - Modern Family Shower-Room & Sep WC. Benefitting from DG- GCH - EPC C. Externally large triple driveway - Double Garage & Private enclosed rear garden. Viewing Highly Recommended of this amazing family home ideal for the commuter.

LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered. Pitreavie

Castle itself is close to all leisure amenities & road network for the commuter.

RECEPTION HALLWAY

Well-appointed leading to all accommodation over 2 levels. Deep cloaks store. Coved edging. Alarm. Laminate floor.

LOUNGE

Well-presented public room with focal point gas fireplace with timber mantle & Caithness Antique Slate inlay & hearth providing a touch of class. DG window to front. Coved edging. Carpet.

SEP WC

Comprising low level wc. Wash hand basin. Frost DG window.

MODERN DINING KITCHEN

Generously proportioned & well finished with modern wall & base cabinets, Island, hardwood worktop surfaces, inset dual Belfast sink. Integrated gas hob, oven,, microwave, Neff dishwasher, fridge, freezer. DG window to rear. DG French doors to Conservatory & arch to Separate Dining Room. Downlighting. Laminate floor.

UTILITY ROOM

Comprising base storage units, wipe clean worktop surface. Plumbed for white goods. Security door to garden. Internal access to garage.

DINING ROOM

Spacious & well-appointed formal dining room. Half panelled walls. DG window to rear. Laminate floor.

CONSERVATORY

Generously proportioned & versatile additional reception room with garden aspect to rear. DG window units, DG security door. Graphite slim radiator. Downlighting. Laminate floor.

STAIRS TO FIRST FLOOR LANDING

Galleried landing with double & single store cupboards. Hive heating control. DG window. Loft access.

MASTER BEDROOM

Spacious main double bedroom with 2 double wardrobes. DG window. Carpet.

PORCELANOSA EN-SUITE

Beautifully modernised to a high standard of finish featuring double rainfall shower with separate spray attachment, clear screen. Wash hand vanity unit. Low level wc. Vanity mirror. Tiled floor & walls. Frost DG window. Extractor fan. Downlighting. Chrome towel radiator.

BEDROOM 2

Spacious second double bedroom with double wardrobe. DG window. Carpet.

BEDROOM 3

Freshly presented third double bedroom. DG window. Carpet.

BEDROOM 4

Bright fourth bedroom currently utilised as a nursery. DG window. Dimer controlled downlighting. Carpet.

MODERN FAMILY SHOWER-ROOM/WC

FRONT GARDEN

Laid to lawn bordered by plants & shrubs. Security lighting & power point. Gated access to rear.

TRIPLE DRIVEWAY

Mono block paved provides off street parking for 3 cars.

DOUBLE GARAGE

Double garage with 2 up & over doors & internal access. Power, light.

REAR GARDEN

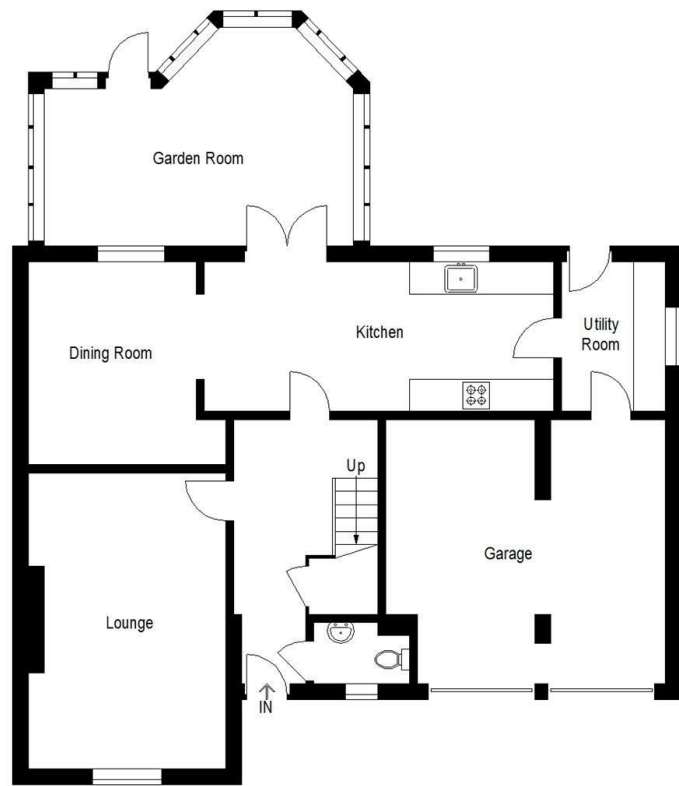
Good size private enclosed garden laid to lawn, paved patio, plants / shrubs. Security lighting. Water tap. Shed.

AGENTS NOTE

Selected light fittings/ curtains are not included in sale.

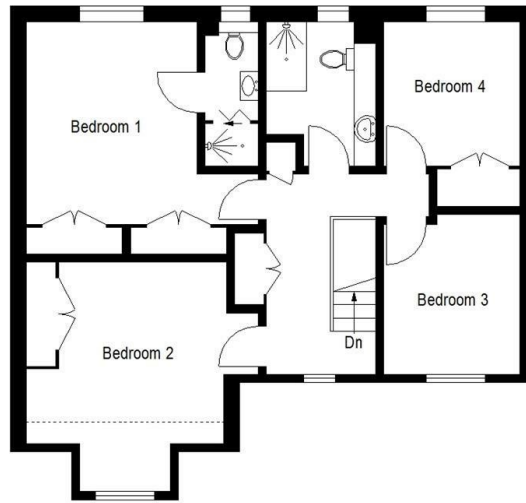
20 DOVECOT WAY





Ground Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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