



Morgans

PROPERTY

5 Dovecot Way, Dunfermline, KY11 8SX

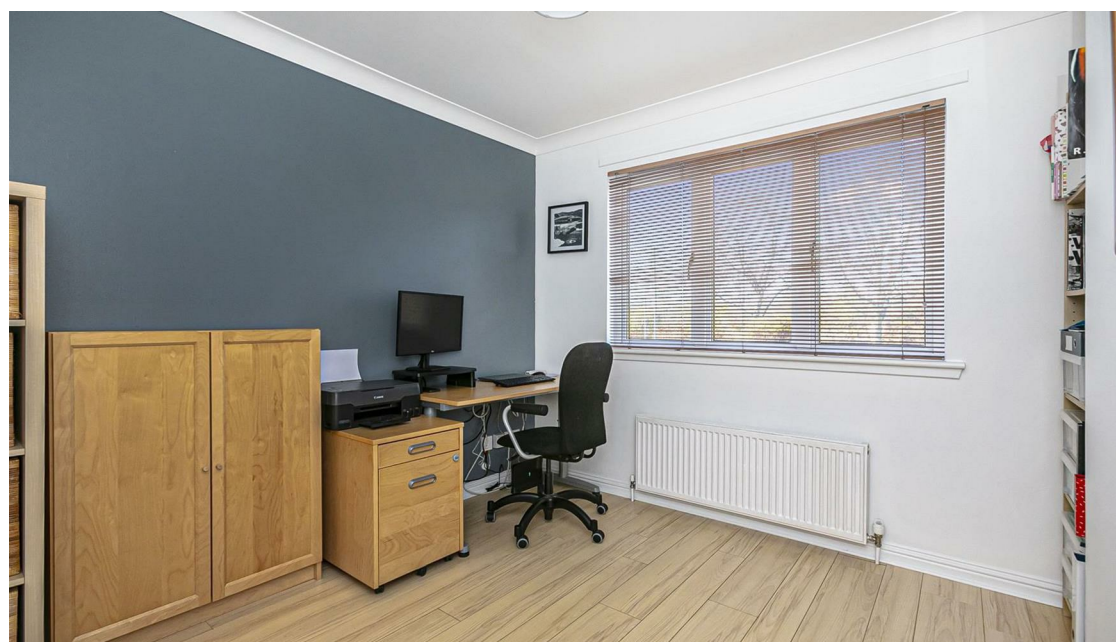
Offers Over £395,000

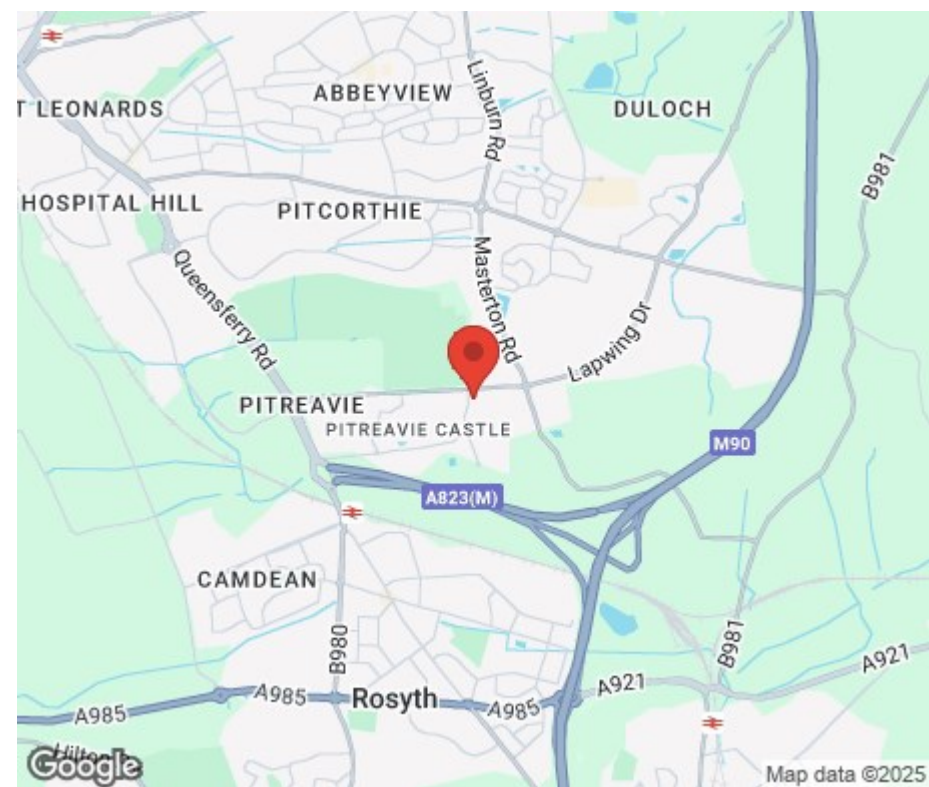






Beautifully presented four bed detached villa, built by "Bett Homes", offering superb family accommodation over two levels. The property is a credit to the present owners, offered in excellent condition and situated in an exclusive development of executive homes in the Pitreavie Castle area. This flexible accommodation comprises of a reception hall, downstairs WC, lounge, family room, study/bedroom 5 and a dining kitchen with a separate utility room on the ground floor. On the upper level there is a principal bedroom with a full size en-suite, three further double bedrooms (each with fitted double wardrobes) and a family bathroom. There is also access to the attic. The property is double glazed with gas central heating. To the rear there is an attractive and mature fully enclosed garden with decking and lawn providing a child and pet safe environment. To the front there is a mono blocked double driveway leading to a detached double garage housing an EV charging point. Viewing comes highly recommended to appreciate the quality of this family home on offer.





LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honours competition to celebrate Queen Elizabeth's platinum jubilee. The honour was officially conferred by King Charles in a ceremony in Dunfermline city chambers on 3rd October 2022. The Royal Burgh is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House also reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era. 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, Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. Dunfermline benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern city. The local railway stations provide regular services to Edinburgh with rail links to other parts of the UK. There are also regular and convenient bus services both local and national with bus stations available in the centre of Dunfermline and park and ride services available from Halbeath and Inverkeithing.

EXTRAS INC IN SALE / AGENTS NOTE

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

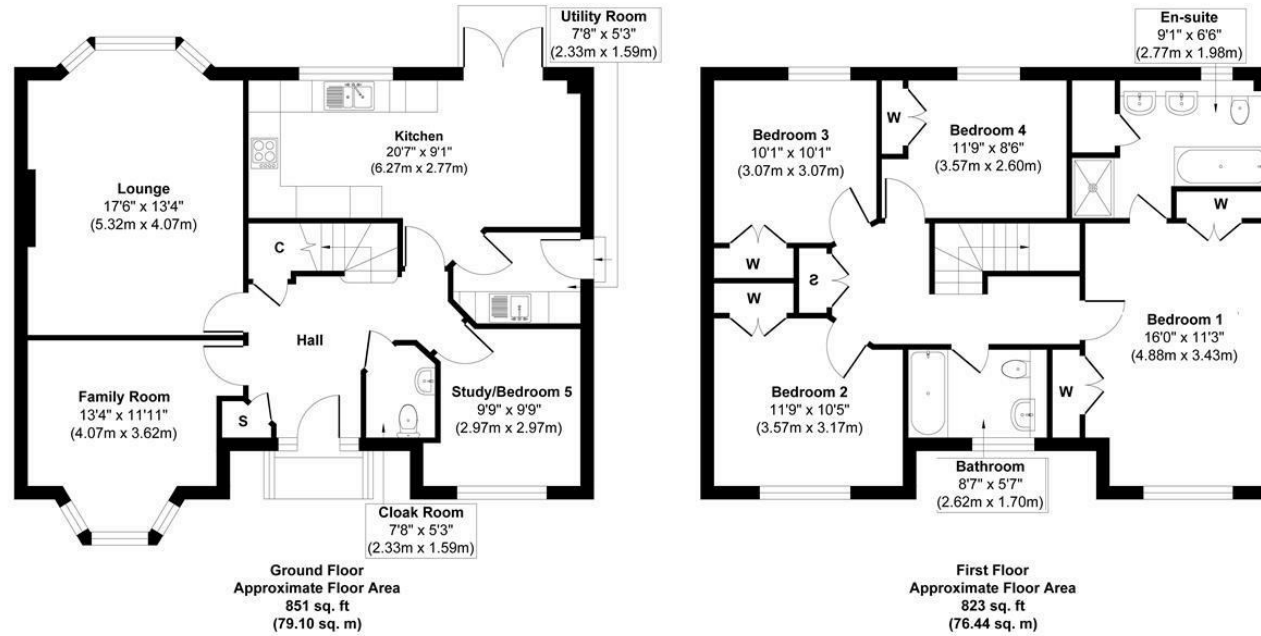
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 1674 sq. ft / 155.55 sq. m
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PROTECTED

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.