



Malcolm Jack
& Matheson

68 Dover Heights,
Dunfermline KY11 8HS



**OFFERS OVER
£205,000**

**MODERN THREE BEDROOM SEMI
DETACHED HOME IN PRIME
LOCATION. WALK IN
CONDITION. ENCLOSED
GARDEN AND DRIVEWAY.**

**HALL
LOUNGE
KITCHEN/DINER
THREE BEDROOMS. MASTER
WITH ENSUITE SHOWER ROOM
FAMILY BATHROOM
ENCLOSED REAR GARDEN
DRIVEWAY
GCH & DG
EPC C**



SITUATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. There are many places of interest such as Carnegie's Birthplace Museum, the Abbey and the Abbot House, and Pittencrieff House Museum with its wonderful public park. Dunfermline is located approximately five miles north of the Forth Bridges and is 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 north and south of the Forth and Kincardine bridges. Dunfermline features a full range of shops, social and leisure facilities and educational establishments associated with a modern town. The local railway stations provide regular services to Edinburgh with intercity links to other parts of the UK.

There are regular and convenient bus services both locally and nationally with park and ride facilities available at both Halbeath and Inverkeithing.

PROPERTY

68 Dover Heights offers a spacious three-bedroom in impeccable condition, situated within the highly sought after area of Duloch. The property is close to a nursery and primary school and is a short drive from a good selection of local amenities such as supermarkets, a dentist, doctor's surgery, eateries, shops, a leisure centre, and a golf course. The property is also a short drive from the motorway and commuter links.

Internally, the property is in walk-in condition and offers modern, spacious living accommodation. It

comprises a generous lounge, a kitchen/diner with sliding doors leading to the rear garden, three bedrooms, including a master bedroom with an ensuite shower room, and a family bathroom. The property benefits from gas central heating, and double glazing.

Externally the property boasts a front garden and a driveway and a shed. At the rear, you'll find a private, enclosed garden, which includes areas perfect for outdoor furniture, including a decked seating area.

ACCOMMODATION

HALL

Carpeted staircase. Radiator. Decorative tiled flooring.



LOUNGE 4.60M X 3.60M (15'1 X 11'10)

Bright and spacious lounge with window to the front. Radiator. Laminate flooring.

KITCHEN/DINER 4.70M X 2.80M (15'5 X 9'2)

Modern fully fitted kitchen with window to the rear. Integrated, oven, gas hob, cooker hood, sink and drainer. Freestanding fridge/freezer, dishwasher, washing machine and tumble dryer. Ample space for dining table and chairs. Sliding doors out to the garden. Radiator. Under the stair storage cupboard. Vinyl wood effect flooring.

LANDING

Accessed by staircase. Bright and spacious landing. Built in airing cupboard. Hatch to roof space. Carpet.

BEDROOM ONE 3.50M X 2.70M (11'6 X 8'10)

Master double bedroom. Window to the front. Radiator. Carpet.

ENSUITE SHOWER ROOM

Modern white three-piece suite comprising walk in shower with electric shower, wash hand basin and WC. Radiator. Opaque window to the side. Extractor fan. Wood effect laminate flooring.

BEDROOM TWO 2.70M X 2.70M (8'10 X 8'10)

Double bedroom with window to the rear. Radiator. Carpet.

BEDROOM THREE 2.20M X 1.80M (7'3 X 5'11)

Single bedroom with window to the front. Radiator. Carpet.

FAMILY BATHROOM

Modern white three-piece suite comprising bath, wash hand basin and WC. Wall mounted bathroom cabinet. Opaque window to the rear. Radiator. Tiled flooring.

GARDENS AND GROUNDS

The property boasts a front garden and a driveway and a shed. At the rear, you'll find a private, enclosed garden, which includes areas perfect for outdoor furniture, including a decked seating area.

FACTORING

There is an annual factoring fee which is approximately £75 per quarter. Please refer to the Home Report for further information.

EXTRAS

All fixtures and fittings are included in the sale, along

with the integrated kitchen appliances, freestanding fridge/freezer, dishwasher, washing machine, tumble dryer and shed.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

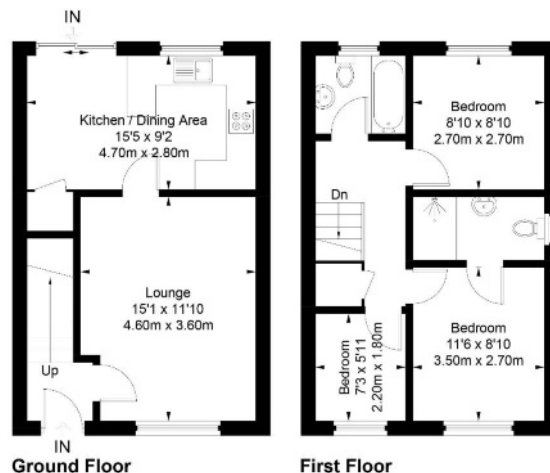


Illustration for identification purposes only, measurements are approximate, not to scale.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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