



REMAX
Property

6 Dover Park, Dunfermline, KY11 8HU

Offers in Region of £360,000



REMAX Property are delighted to bring to the market this well-presented four-bedroom modern detached villa. The property combines generous family accommodation with excellent everyday amenities, private parking and a particularly attractive, enclosed low-maintenance rear garden.

A key feature of the home is the open-plan kitchen, dining and sun lounge arrangement, creating a bright and versatile space that works equally well for family life, relaxing and entertaining. The sun lounge is glazed on three sides and benefits from a solid insulated roof, while bi-fold doors provide a direct connection to the rear garden.

The accommodation is complemented by a separate front-facing lounge with bay window, a well-equipped kitchen, utility room and downstairs WC. Upstairs are four bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a family bathroom.

Outside, the fully enclosed rear garden has been extensively landscaped with generous paved patio areas and synthetic lawn, creating an appealing outdoor space with minimal maintenance. To the front, a double-width driveway provides parking for two vehicles, with additional capacity in the garage, and there is scope to extend the driveway if required. The property further benefits from double glazing and gas central heating.

Tenure Freehold

Council Tax Band F

EPC C

Hacken&Patterson, 1 Newton Terrace, Glasgow (£ varies depending on what maintenance they do)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Entrance hallway

14' 10" x 6' 2" (4.51m x 1.88m)

A welcoming entrance hallway with a glazed external door, glazed side panel and top panel, allowing plenty of natural daylight into the space.

Lounge

16' 5" x 11'02' 4" (5.01m x 3.36.00m)

A bright and comfortable front-facing lounge featuring a bay window, wood-effect laminate flooring, neutral décor and a feature fireplace with flame-effect electric fire.

Dining Area

10' 5" x 9' 5" (3.17m x 2.87m)

The dining area forms part of the property's open-plan living arrangement and is accessed through double doors from the lounge.

Kitchen

15' 5" x 9' 4" (4.70m x 2.85m)

The well-equipped kitchen has work surfaces along two walls, an eye-level double oven, gas hob and a good range of base and wall-mounted cupboards, providing practical storage and preparation space.

Utility Room

5' 10" x 4' 9" (1.79m x 1.45m)

The utility room has a drainer sink with mixer tap, work surface, wall and floor-mounted cupboards and space for a washing machine.

Cloakroom

The ground floor WC is accessed from the hallway. Neutrally decorated with a white suite and laminate floor.

Sun Lounge

11' 10" x 11' 5" (3.60m x 3.49m)

A particularly appealing addition to the accommodation, the sun lounge is glazed on three sides and benefits from a solid insulated roof, creating a bright, airy and comfortable room.





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Bedroom 1

14' 5" x 10' 10" (4.39m x 3.31m)

A generous principal bedroom with a front-facing bay window overlooking the garden and providing excellent natural light. The room has neutral carpet and décor, extensive built-in wardrobe storage running along one wall, and direct access to an en-suite shower room.

Ensuite shower room

The ensuite shower room has a window to front of property, letting in ample natural daylight. The fully tiled shower cubicle is set into an alcove, providing additional space.

Bedroom 2

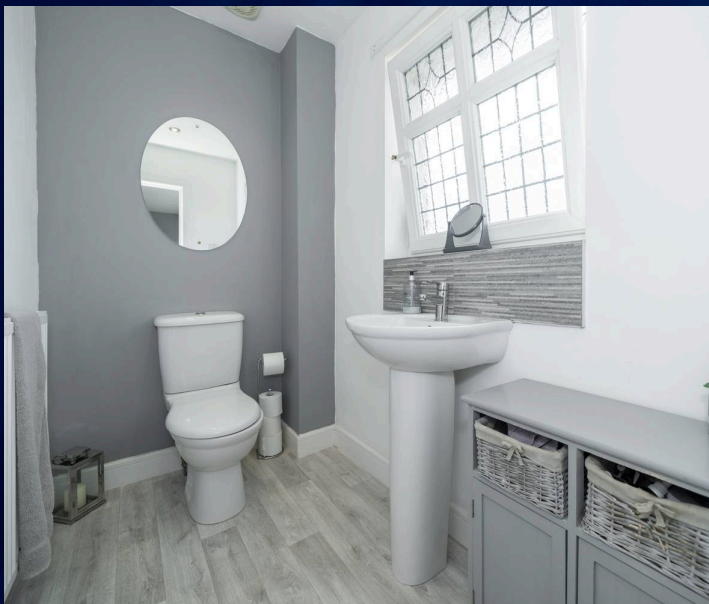
10' 11" x 9' 9" (3.32m x 2.98m)

A comfortable rear-facing bedroom with a window overlooking the rear garden, neutral carpet and neutral décor.

Bedroom 3

8' 5" x 8' 6" (2.57m x 2.60m)

A rear-facing bedroom with a window overlooking the garden, neutral carpet and neutral décor.



Bedroom 4

14' 1" x 8' 7" (4.28m x 2.61m)

A front-facing bedroom with a window overlooking the front garden and providing good natural light. The room has neutral carpet, predominantly neutral décor, a feature papered wall and excellent built-in storage, including wardrobes along one wall and additional fitted storage.

Family Bathroom

6' 8" x 6' 6" (2.02m x 1.98m)

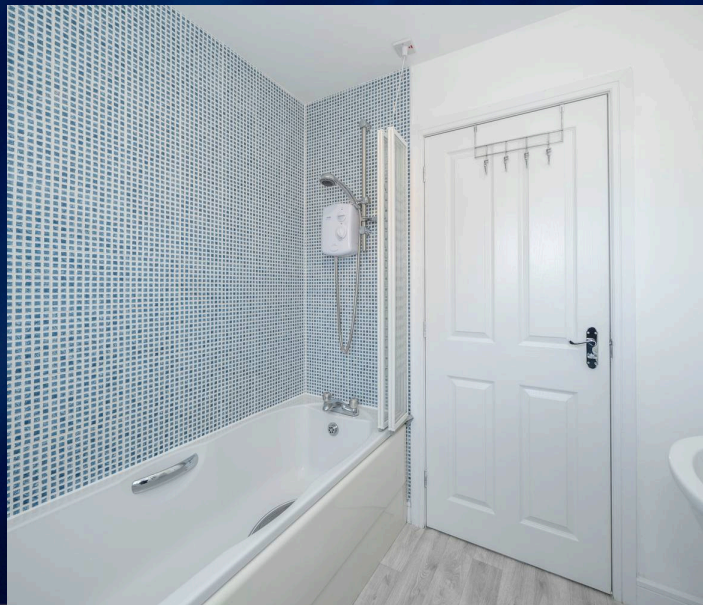
The family bathroom has a rear-facing window providing natural light, a white three-piece suite and an over-bath shower. The bath area has full-height tiling to the walls on each side.

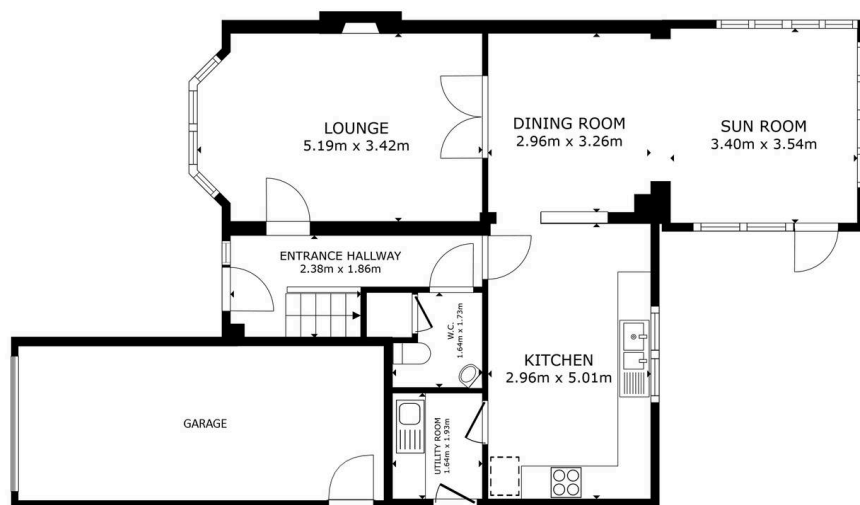
Front garden

To the front of the house is a double width driveway leading to the garage. The driveway space is complemented by a garden laid mainly to lawn, with a flower bed. There is scope for future expansion of driveway / parking space if required in the future.

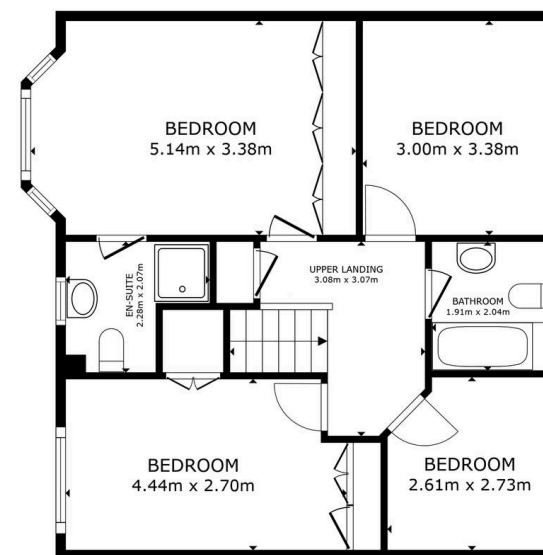
Rear garden

The rear garden has been landscaped to form a delightful relaxation and entertaining space. The garden consists of extensive paved patio areas, complemented with a lawn of artificial grass. Consequently, the garden requires little ongoing maintenance and is ready for enjoyment throughout the year. Bifold doors to the sun lounge provide ready access to the garden and connects the garden space to the house during warm days.





FLOOR 1



FLOOR 2



REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

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