



Malcolm Jack
& Matheson

126 Dover Drive,
Dunfermline KY11 8HA



OFFERS OVER
£390,000

MODERN FOUR-BEDROOM DETACHED HOME IN PRIME LOCATION

BEAUTIFULLY PRESENTED AND IN WALK-IN CONDITION, THIS PROPERTY FEATURES FRONT AND REAR GARDENS, A SPACIOUS DOUBLE DRIVEWAY AND INTEGRATED DOUBLE GARAGE

LOUNGE
FAMILY/DINING ROOM/KITCHEN
CONSERVATORY
DOWNSTAIRS WC
4 DOUBLE BEDROOMS. MASTER WITH
ENSUITE SHOWER ROOM
FAMILY BATHROOM
FRONT & REAR GARDEN
DOUBLE DRIVEWAY, DOUBLE
GARAGE
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 the 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

126 Dover Drive offers a spacious four-bedroom home 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, featuring modern and spacious living space comprising a lounge, kitchen diner, conservatory with direct access out to the rear garden, utility room, four double bedrooms, the master bedroom with an ensuite shower room, a family bathroom, and a convenient downstairs WC. The property boasts ample storage facilities and benefits from gas central heating and double glazing throughout.

Externally, the property boasts attractive gardens to both the front and rear. A double driveway is located at the front, while the rear garden is private, fully enclosed, and offers ideal spaces for outdoor furniture and entertainment. The property additionally includes a cabin, ideal for a variety of uses. The cabin is fully insulated so can be used all year round with an electrical supply. It was built in 2020.

ACCOMMODATION

HALL

Welcoming hallway with under stair storage cupboard. Carpeted staircase. Radiator. Access to the integrated double garage. Laminate flooring.

DOWNSTAIRS WC

Modern white two-piece suite comprising wash hand basin and WC. Radiator. Tile effect flooring.



LOUNGE 5.40M X 3.80M (17'9" X 12'6")

Bright and spacious lounge with a bay window to the front. Feature fireplace housing electric fire. Two radiators. Carpet.

FAMILY/DINING ROOM/KITCHEN 9.70M X 3.60M (31'10" X 11'10")

A fully fitted contemporary kitchen with a window to the rear overlooking the garden. Integrated oven, also a microwave, an electric induction hob, cooker hood, fridge, freezer and dishwasher. A kitchen island is used for seating and has an integrated sink and drainer. Apace for dining table and chairs. Radiator. French doors through to a large conservatory. Laminate flooring.

UTILITY ROOM

Fitted wall and base units with integrated sink and drainer. Plumbed for a washing machine and space for a tumble dryer. Door out to the garden. Radiator. Tiled effect flooring.

CONSERVATORY 4.50M X 3.40M (14'9" X 11'2")

This is a versatile room with views over the garden and door leading out to the garden. Radiator. Laminate flooring.

LANDING

Spacious landing. Hatch to the attic. Built in cupboard housing hot water tank. Built in airing cupboard. Radiator. Carpet.



BEDROOM 3.80M X 3.50M (12'6" X 11'6")

Exceptionally spacious master double bedroom with window to the front. Built in double wardrobe. Ample space for bedroom furniture. Radiator. Carpet.

ENSUITE SHOWER ROOM

Three-piece suite comprising walk-in shower with mixer shower, wash hand basin & WC. Radiator. Opaque window to the front. Laminate flooring.

BEDROOM 3.90M X 3.50M (12'10" X 11'6")

Double bedroom with window to the front. Built in wardrobe. Radiator. Carpet.

BEDROOM 3.60M X 2.70M (11'10" X 8'10")

Double bedroom with window to the rear. Built in wardrobe. Radiator. Carpet.

BEDROOM 3.60M X 3.30M (11'10" X 10'10")

Double bedroom with window to the rear. Radiator. Laminate flooring.

FAMILY BATHROOM

White four-piece suite comprising walk in shower with mixer shower, bath, wash hand basin and WC. Opaque window to the rear. Radiator. Laminate flooring.

GARDENS & GROUNDS

The property features a double driveway to the front, along with a spacious double garage. The rear garden is generously sized, fully enclosed, and offers excellent privacy. It includes



both a decked area and a patio, providing plenty of space for outdoor furniture and entertaining. The front garden also benefits from a well-maintained lawn. The property additionally includes a cabin, ideal for a variety of uses. There is a lean-to-shed down the side of the house for garden equipment.

EXTRAS

All fixtures and fittings are included in the sale, along with the integrated kitchen appliances.

VIEWING

By appointment. To arrange a 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 = 196.6 sq m / 2116 sq ft
 (Including Double Garage)
 Summer House / Office = 8.2 sq m / 88 sq ft
 Total = 204.8 sq m / 2204 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304237) paulnelsonmedia.com

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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