



30 Kings Drive, Dunfermline - KY11 8HY

Dunfermline

Offers Over £305,000





30 Kings Drive

Dunfermline

Spacious & extended 4/5 -bed detached villa in private cul-de-sac with lounge, family room, modern kitchen, conservatory, en-suite, gardens, driveway, and great local amenities. EPC C. Home Report £310,000.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

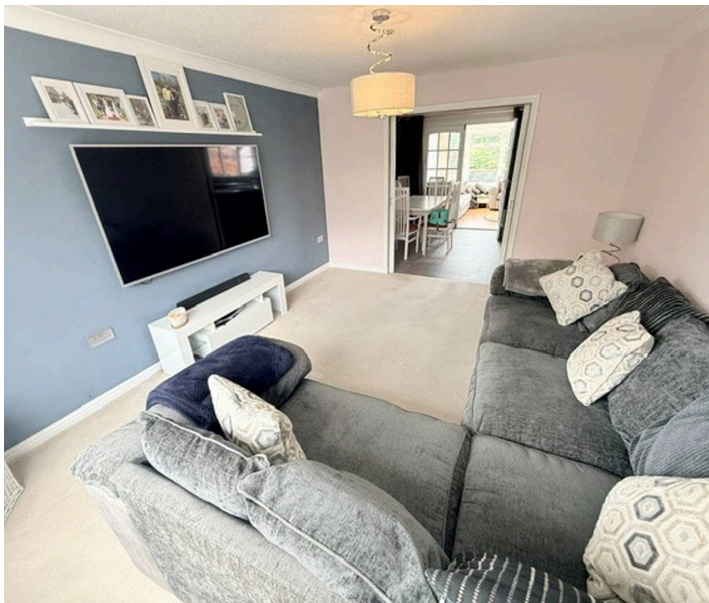
- BEAUTIFUL EXTENDED DETACHED VILLA
- 4/5 BEDROOMS MASTER EN-SUITE
- LARGE LOUNGE - CONSERVATORY - FAMILY RM/ BED 5
- GENEROUS MODERN DINING KITCHEN
- FAMILY BATHROOM - UTILITY - SEP WC
- 4 CAR DRIVEWAY
- GENEROUS GARDENS TO FRONT, SIDE & REAR
- SUPER HOME FOR GROWING FAMILIES
- DG- GCH - EPC C- HOME REPORT £310,000

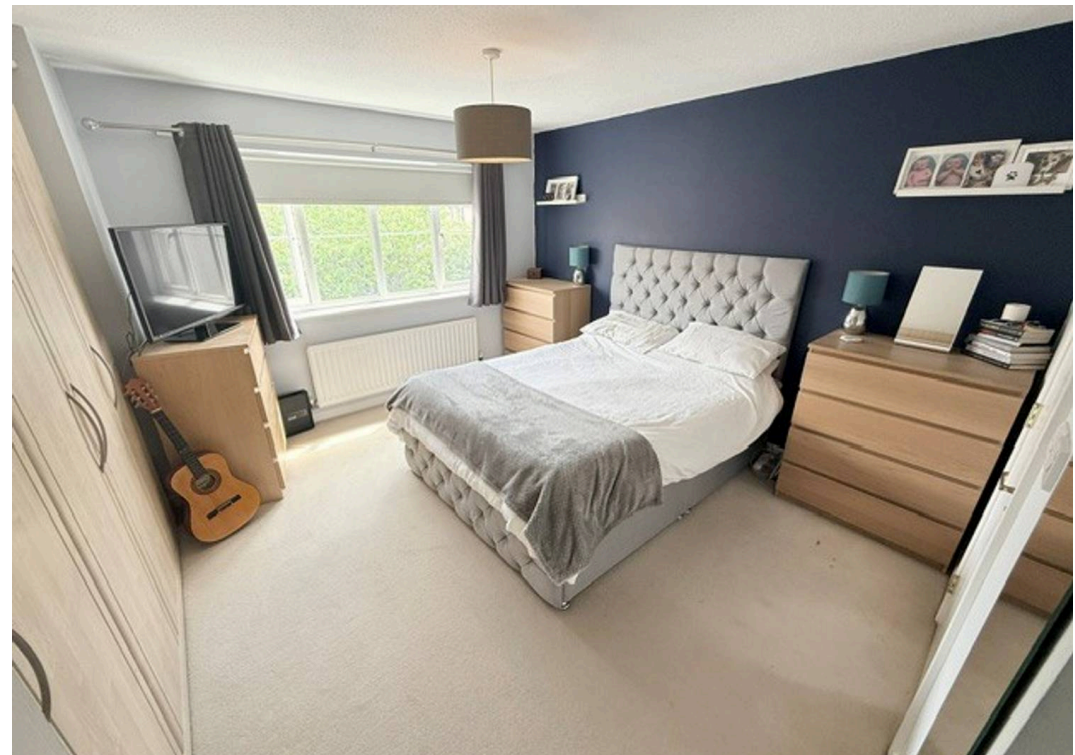


GARDEN

OFF STREET

4 Parking Spaces

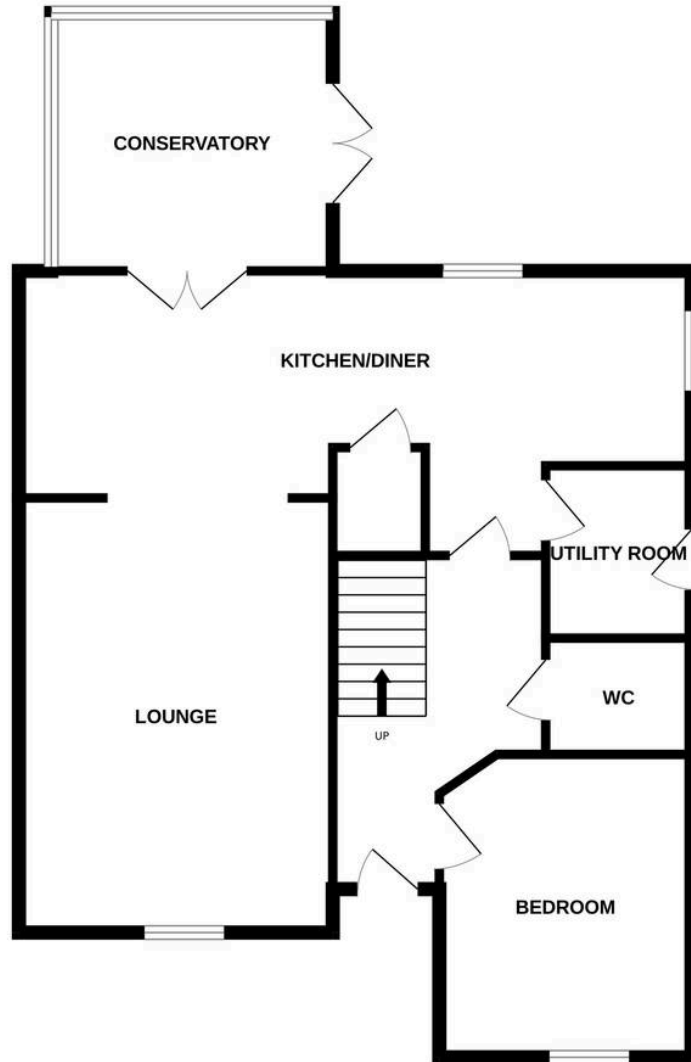




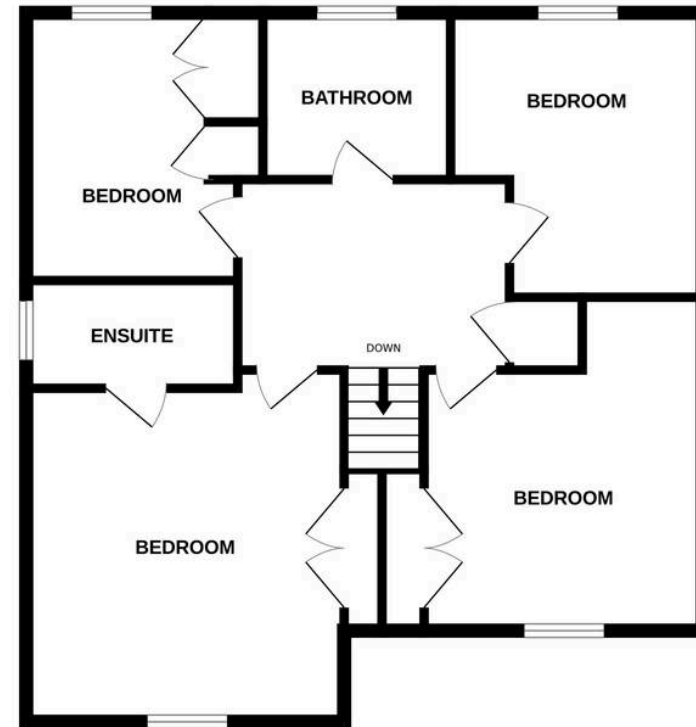
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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