

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



33 Dover Heights, Dunfermline, KY11 8HS
Offers Over £184,000



Attractive end terraced villa enjoying a spacious corner plot within much sought after residential area. Entrance hall, Lounge, Dining kitchen, 3 bedrooms, Bathroom. Double glazing. Gas central heating. Gardens to front and rear (decking). Driveway with parking for 2/3 cars. Modern decor. Ideal family home. Cul-de-sac location. EPC - C. Good energy efficiency. Council Tax - D. Freehold.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth Road 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 and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

PROPERTY - END TERRACED VILLA

- Hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Corner plot
- Gardens to front, side and rear
- Modern decor
- Ideal family home
- Sought after residential area

ACCOMMODATION

Hall

With door to lounge and stairs to upper level.

Lounge 4.40 m x 3.70 m / 14'5" x 12'2"

A good sized lounge. Door to kitchen.

Dining Kitchen 4.70 m x 2.70 m / 15'5" x 8'10"

This is a well proportioned dining kitchen. Storage cupboard. Patio doors to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 3.60 m x 2.70 m / 11'10" x 8'10"

Located to the front.

Bedroom 2 3.50 m x 2.70 m / 11'6" x 8'10"

Located to the rear.

Bedroom 3 2.50 m x 2.00 m / 8'2" x 6'7"

Located to the Rear.

Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

Fitted with a white suite with a shower set over the bath. Front.

Gardens

The property enjoys a spacious corner location with attractive areas of garden ground to the front, side and rear.

DRIVEWAY

There is a tarmac driveway which offers parking for 2/3 cars.

HEATING

Gas central heating

GLAZING

Gas central heating

EXTRAS

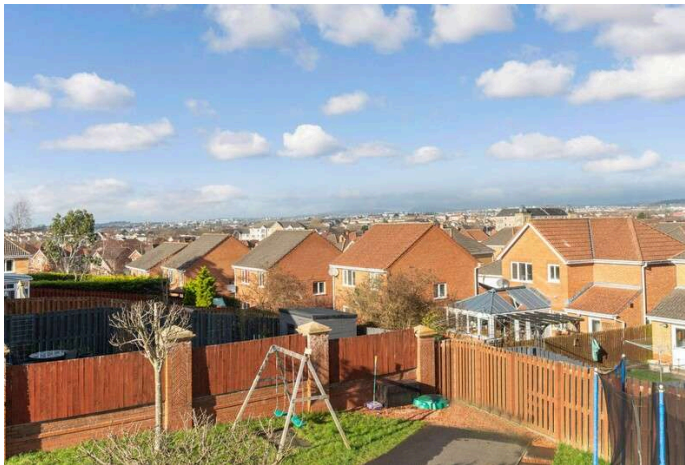
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

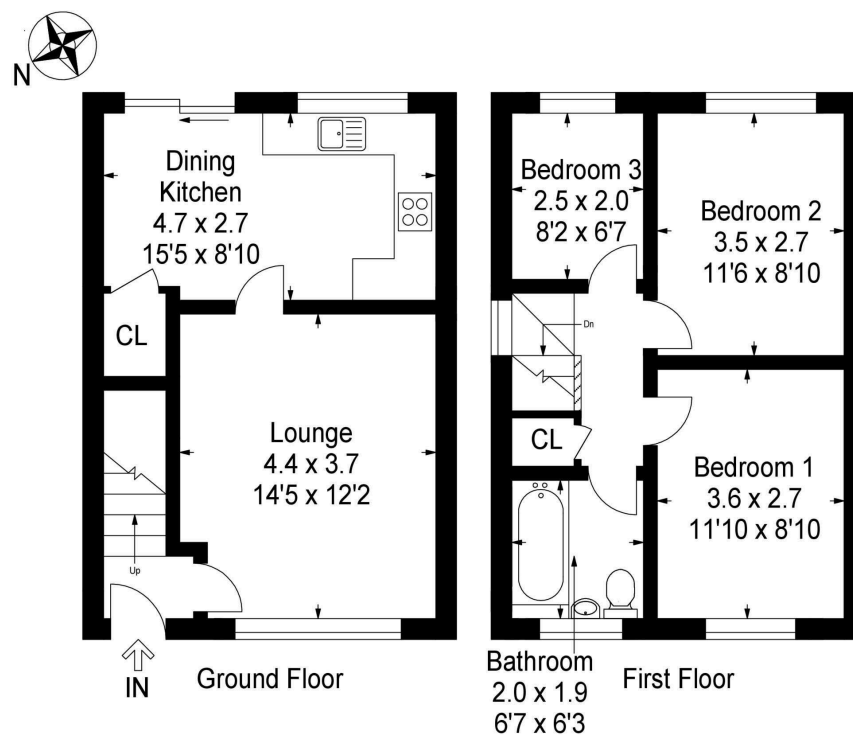
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www.rossconnel.co.uk

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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