

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**27 Dover Way, Dunfermline, KY11 8HR**  
**Offers Over £244,000**





Stunning detached villa located in a much sought after area and offering superb family accommodation. Entrance hall, Lounge, Dining room, Breakfasting kitchen, Utility room, Downstairs WC, Master Bedroom (En-Suite & Built in wardrobes), 2 further Bedrooms, Family bathroom (shower). Double glazing. Gas central heating. Beautiful fully landscaped gardens. Garage. Double driveway. Immaculate decor. Showhouse presentation. Good storage accommodation. Internal viewing a must! EPC - C. Council Tax - E. Freehold.

## LOCATION

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

- Hall
- Lounge
- Dining room
- Breakfasting kitchen
- Utility room
- Downstairs WC
- Master bedroom (Em-suite shower room & Built in wardrobes)
- 2 Further bedrooms
- Bathroom
- Beautiful, landscaped gardens
- Garage
- Driveway

## ACCOMMODATION

### Hall / Landing

With doors to lounge and stairs to upper level.

### Lounge 4.30 m x 3.50 m / 14'1" x 11'6"

This is a beautiful bright lounge. Archway to dining room. Front.

### Dining Room 3.00 m x 2.60 m / 9'10" x 8'6"

Another lovely public room with French doors to the garden. Door to kitchen.

### Breakfasting Kitchen 3.00 m x 3.00 m / 9'10" x 9'10"

This very stylish kitchen has recently been re-fitted. Door to utility room. Rear.

### Utility Room 1.60 m x 1.50 m / 5'3" x 4'11"

Re-fitted to match the kitchen. Door to rear garden and downstairs WC. Rear.

### WC 1.50 m x 1.30 m / 4'11" x 4'3"

Fitted with a modern white suite. Mid.

### Landing

With doors to 3 bedrooms and family bathroom. Storage cupboard.

### Master Bedroom 3.40 m x 3.40 m / 11'2" x 11'2"

This well proportioned double bedroom enjoys the benefit of a large built in wardrobe. Door to en-suite shower room. Front.

### Bedroom 2 4.30 m x 2.90 m / 14'1" x 9'6"

The second bedroom is also of good proportions and benefits from a full width built in wardrobe. Rear.

### Bedroom 3 3.30 m x 2.60 m / 10'10" x 8'6"

The third bedroom is a good sized room which also benefits from built in wardrobes. Rear.

### Bathroom 2.30 m x 1.80 m / 7'7" x 5'11"

The family bathroom is fitted with a white suite with a shower set over the bath. Rear.

### Gardens

The property has gardens to the front and rear. The front garden comprises an area of lawn, whilst the larger and beautifully landscaped garden to the rear comprises an area of astroturf, monoblock patio area, well stocked terraced planters and a further patio area on the top terrace. The garden is fully enclosed by good quality fencing offering a pet and child safe environment.

### GARAGE/DRIVEWAY

There is a single garage accessed via a tarmac driveway.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

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

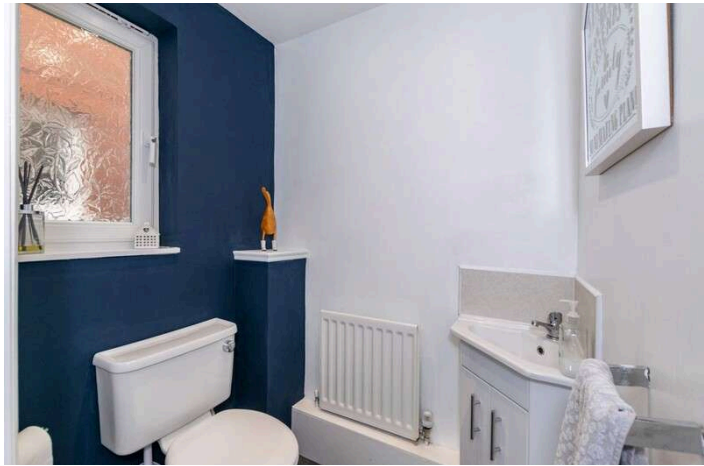
### HOME REPORT

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 Lee-Anne Smith at Ross & Connel on 01383 721156

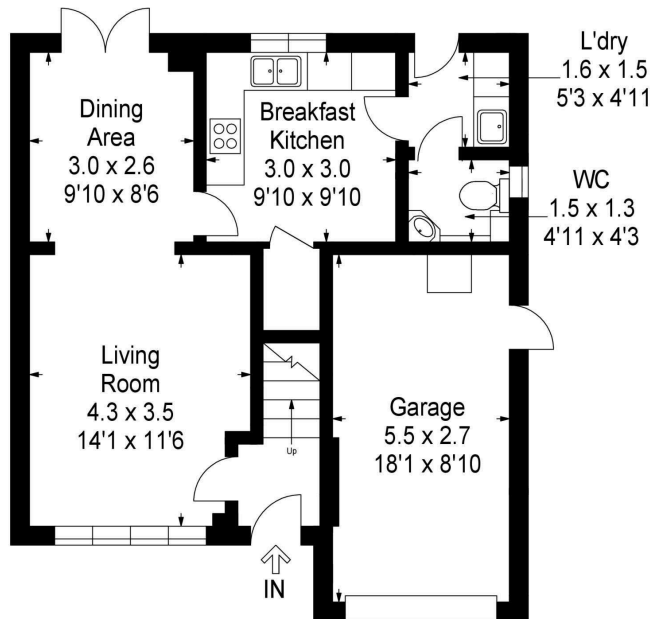
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

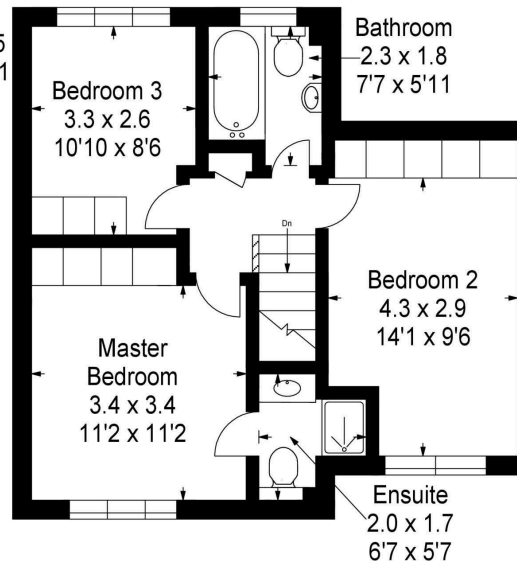
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Ground Floor



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First Floor

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)

