
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



33 Dover Heights, Dunfermline, KY11 8HS
Offers Over £194,950



Most attractive end terraced villa enjoying a spacious corner plot within much sought after residential area. Entrance hall, Lounge, Dining kitchen (New), 3 bedrooms, Bathroom (New). Double glazing. Gas central heating. Gardens to front and rear (decking & garden shed). Driveway with parking for 2/3 cars. Carport. Modern decor. Superb family home in move in condition. Cul-de-sac location. Internal viewing highly recommended. 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 (New)
- 3 Bedrooms
- Bathroom (New)
- Double glazing
- Gas central heating
- Lovely gardens to front, side and rear
- Driveway - parking for 2/3 cars
- Carport
- Modern decor
- Great family home

ACCOMMODATION

Hall

With door to lounge and stairs to upper level.

Lounge 4.20 m x 3.30 m / 13'9" x 10'10"

This is a good sized lounge. Door to kitchen. Front.

Dining Kitchen 4.30 m x 2.50 m / 14'1" x 8'2"

The very stylish kitchen has recently been upgraded with most attractive floor and wall units with complementary worktops. Integrated dishwasher and cooker. Patio doors to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom. Storage cupboard.

Bedroom 1 3.40 m x 2.20 m / 11'2" x 7'3"

The main bedroom is of good proportions. Rear.

Bedroom 2 3.30 m x 2.20 m / 10'10" x 7'3"

The second bedroom is also a double. Front.

Bedroom 3 2.40 m x 1.90 m / 7'10" x 6'3"

The third bedroom is located to the rear.

Bathroom 1.90 m x 1.60 m / 6'3" x 5'3"

The very smart bathroom has recently been upgraded to an excellent standard with a contemporary white suite incorporating a wash hand basin set in a vanity unit with drawers and a shower set over the bath with glass shower screen. Front.

Gardens

This property enjoys a lovely corner position which attractive areas of garden to the front, side and rear. The rear garden features attractive decking.

DRIVEWAY

There is a tarmac driveway offering parking for 2/3 cars. Part of the driveway has a very handy carport, which has recently been installed.

HEATING

Gas central heating

GLAZING

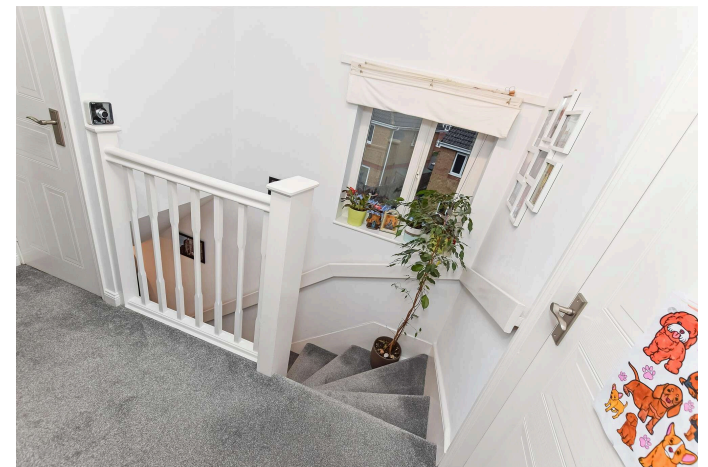
Double glazing.

EXTRAS

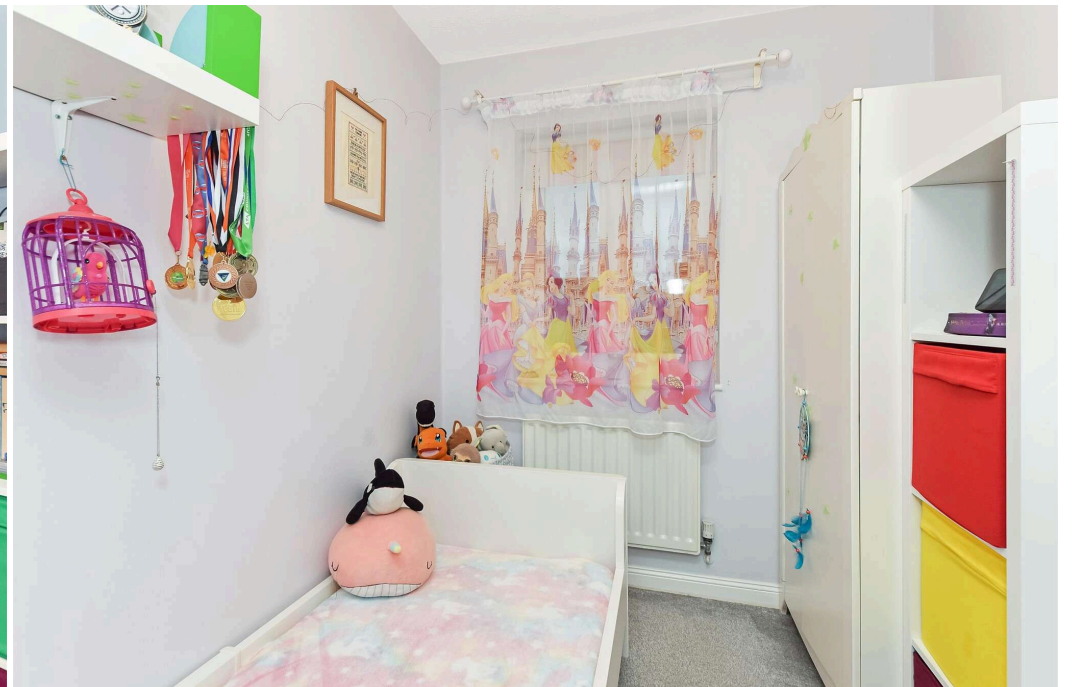
All the fitted carpets and blinds together with the aforementioned integrated kitchen appliances are included in the sale price. The dishwasher and cooker are still under warranty. The garden shed and the wall mounted furniture are also included in the sale.













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.

Home Report

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

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: lsmith@ross.connel.co.uk



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)
VistaBee 2024

