



208 DOVER DRIVE, DUNFERMLINE

FIXED PRICE £415,000

IMPRESSIVE EXECUTIVE DETACHED 4 BEDROOM VILLA.

In Quiet cul-de-sac setting. Walking distance to school. Easy reach of M90, local train stations & cycle paths.

Porch, Hall, Lounge, Kitchen/Diner, Utility, WC, Dbl Garage. Family Rm/Bed 5. Mstr Bed (ensuite), 3 Dbl Bedrooms, Bathroom. C Tax Band G

IMPRESSIVE 4/5 BEDROOM EXECUTIVE DETACHED VILLA. MUST BE VIEWED!

ABBEY FORTH PROPERTY is delighted to present to market this impressive 4/5-bedroom executive detached villa which is presented in excellent internal order. The property lies in an elevated spot within a quiet cul-de-sac in a sought-after residential estate within walking distance of Masterton Primary School and easy reach of M90, Inverkeithing Train Station and Dunfermline City. Early viewing is highly recommended.

PROPERTY DETAIL.

This substantial villa is designed for flexible living and is ideal for families. The internal space is immaculate and externally the gardens are well-maintained with a decked patio and is ideal for outdoor entertaining.

Enter via entrance porch with storage cupboard with internal door opening to a spacious welcoming hallway. Generously proportioned lounge with feature fireplace incorporating New Wood-burner stove. This dual aspect room boasts views to front and rear gardens. The well-equipped fitted kitchen boasts a generous array of base and wall mounted units with integrated 5-ring gas hob, oven & grill and space for free-standing appliances. There is ample room for a family dining suite and patio doors lead out to rear garden. The Utility room has additional units with sink and space for washing machine and drier. Door leads out to side garden. The double garage is accessed off the utility room. There is a WC situated in the hallway. Stairs lead to half-landing with access to the Family Room – this is a wonderful flexible space which could be a 5th bedroom, home office or additional entertaining space. Further stairs lead to upper landing and onto the bedroom accommodation. All four double bedrooms boast fitted wardrobe storage. The Master Bedroom can accommodate a king-size bed and leads to a bright and airy en-suite shower room with dual washbasins, inset vanity unit and WC. The 4-piece bathroom incorporates shower cubicle with bath, washbasin and WC. The property benefits from gas central heating and double glazing. Externally the front garden is mainly lawn with tarmac driveway. The enclosed side and rear garden is mainly lawn with patio area. There is an outdoor water tap. The front looks out to local woodland and a walkway and cycle path. This is an ideal home for families and early viewing is highly recommended.

LOCATION

Sitting proudly at the top of this quiet cul-de-sac within a much sought-after residential estate, accessed off Masterton Road, Dunfermline - which is an ideal commuter base for travelling to north and south of the Forth Bridges by road or rail. The area is hugely popular with families given the amenities on offer as well as good reputable primary schools (Masterton Primary is 2 minutes' walk away) - which feed into highly regarded high schools. Edinburgh is easily accessible via the M90 motorway which is approximately 5 minutes' drive from the property and there are four local railway halts/stations within easy reach. Dunfermline is a highly desirable location given its proximity to Edinburgh and Edinburgh Airport and with easy access to Scotland's motorway network (M90/M8) and for commuters Edinburgh and Gyle Business Centre is easily accessible via Fife Circle train service & Halbeath P&R. The newly designated city provides an abundance of amenities. The Kingsgate shopping centre offers a range of shops, high street brands including an M&S and leads out to Dunfermline High Street with a further choice of shopping, restaurants and cafes leading down to Bridge Street and beyond. For entertainment, there is Carnegie Leisure Centre as well as Carnegie Hall and Alhambra Theatres. In addition, there is Pittencrieff Park and the Public Park which leads to Dunfermline City train station. Moreover, further entertainment options including cinema complex is situated to the east of town at Fife Leisure Park.

KEY INFORMATION

Executive Detached Villa.
4 Bedrooms, 3 Reception Rooms, 2 Bathrooms. Double Garage.
Lovely quiet aspect and outlook.
Gas central heating.
Double glazing.
Parking 3+ cars
Enclosed rear garden.
Easy access to M90, train station, schools and amenities.
Security Alarm.
HOME REPORT VALUATION £420,000.

POINTS OF INTEREST/TRAVEL TIME

M90 Junction 1C – 2.5 miles
Dunfermline – 3 miles
Edinburgh – 16 miles - 35 mins by car, 25 mins by Train
Edinburgh International Airport - 20 mins by car
Dunfermline City Station - 10 mins by car
Dunfermline City Centre - 10 mins by car
The Three Forth Bridges - less than 10 mins by car

DIRECTIONS

From Dunfermline, follow signs for Aberdour Road (B916) and once you reach Masterton Roundabout, take 3rd right onto Masterton Road and at 2nd mini-roundabout turn left onto Dover Drive. Continue up Dover Drive to the top and turn right, again continuing to the top of the cul-de-sac where no.208 is situated on left-hand side.

VIEWING.

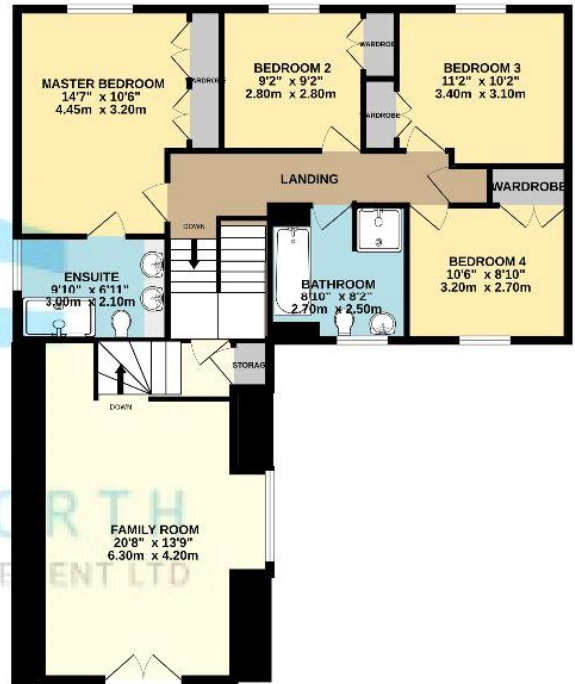
Strictly by appointment. Contact ABBEY FORTH SALES TEAM.

Council Tax Band: G (Fife Council)

GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



4 BED DETACHED VILLA

TOTAL FLOOR AREA : 2224 sq.ft. (206.6 sq.m.) approx.

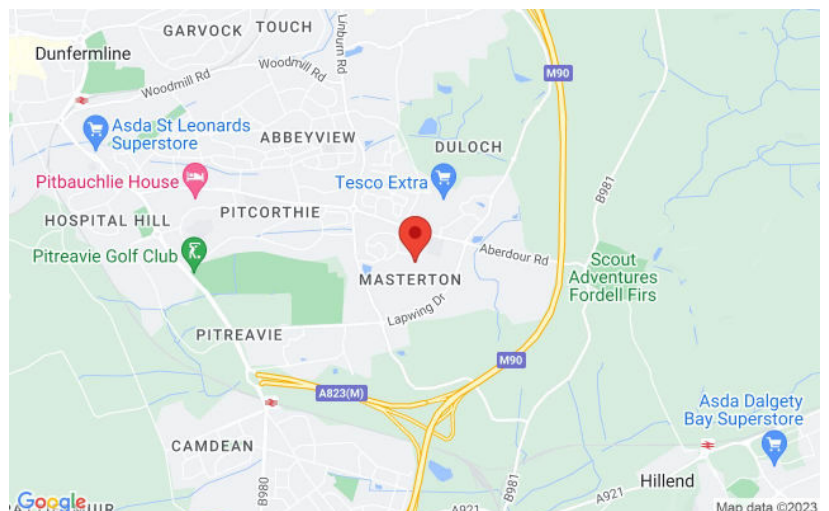
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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