



**Stevenson Marshall**  
Property & Law

132 Dover Park  
Dunfermline, KY11 8HX

Offers in the region of £175,000

## 132 Dover Park, Dunfermline

A bright and spacious modern detached villa in quiet setting with neat west facing garden to rear.

There is an excellent internal layout which includes a reception hallway, lounge, dining room, dining kitchen, utility room, WC/cloaks, upper landing, three bedrooms, en-suite and bathroom.

Gas central heating is installed with attractive double glazed windows, fresh décor, good storage and feature bow window to lounge and master bedroom.

The garden ground is mainly laid to lawn with a west facing aspect to rear, drying facilities and patio area. A garage and driveway to side provide ample off street parking for several vehicles.

Dover Park forms part of a popular residential area approximately 2 miles from Dunfermline City Centre on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M.90 Motorway for travel both north and south and a regular bus service operates close by.





# 132 Dover Park, Dunfermline

## Room sizes and accommodation

### Entrance hallway

Lounge 5.42m x 3.23m (17'9 x 10'11)

Dining room 3.61m x 2.36m (11'10 x 7'9)

Dining kitchen 3.90m x 2.96m (12'9 x 9'8)

Utility room 1.70m x 1.41m (5'7 x 4'6)

WC/cloaks 1.48m x 1.21m (4'10 x 4'0)

### Upper landing

Bedroom 1 3.57m x 2.86m (11'9 x 9'4)

En-suite 1.06m x 1.92m (3'5 x 6'5)

Bedroom 2 3.30m x 2.61m (10'10 x 8'7)

Bedroom 3 3.16m x 2.69m (10'4 x 8'10)

Bathroom 2.49m x 1.90m (8'2 x 6'3)

An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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