

2 DOVER WAY, DUNFERMLINE KY11 8HR

HARPER & STONE
ESTATE & LETTING AGENTS





2 DOVER WAY

DUNFERMLINE, KY11 8HR

PROPERTY FEATURES

- Impressive five bedroom detached family home Circa 2003
- Flexible living over approximately 138 square meters
- Finished to an exceptional standard throughout
- Luxurious principal suite with spacious, newly installed ensuite shower room
- Generous, private garden to the rear
- Double garage with electric door and pedestrian access
- All widows and external doors replaced in November 2025 with the exception of the front door
- Private driveway accommodating two vehicles
- Ideally located close to excellent local amenities, schools and transport links
- Early viewing advised

Harper & Stone are proud to present 2 Dover Way to the open market, an exceptional family home set within a highly sought after residential development. Perfectly positioned within walking distance of local schools, shops and public transport, this impressive property offers both convenience and a superb standard of living. Extending to approximately 138 square metres, the home provides generous and versatile accommodation throughout.

Upon entering, you are welcomed by a bright and expansive hallway, beautifully finished with elegant, tiled flooring that flows seamlessly across the entire ground floor, creating a sense of cohesion and style. The lounge is a spacious and inviting room, flooded with natural light and centred around a contemporary remote controlled gas fire, perfect for relaxing evenings.

The kitchen is a true highlight of the home, boasting sleek cabinetry with striking black accents and high quality finishes. Well equipped for modern living, it features a freestanding fridge freezer, integrated appliances include a 5 ring gas hob, double electric oven, microwave. A practical pantry cupboard for adds welcome further storage. The utility room also offers space for a washing machine and tumble dryer.

The formal dining room is currently utilised as a second sitting room and enjoys tranquil views over the rear garden offering flexible living space to suit modern family life. A dedicated home office provides the ideal setting for remote working. Completing the ground floor is a stylish cloakroom with vanity sink and WC.







2 DOVER WAY

Upstairs the property continues to impress. The principal bedroom is a generous double room positioned to the front of the property, complete with built in wardrobes. It is served by a spacious, newly installed ensuite, finished to a high standard and comprising a walk-in shower, vanity sink and WC. There are 3 further generous double bedrooms and a beautifully appointed family shower room offering a large walk in shower, vanity sink with storage and a WC.

Externally, the rear garden provides a private and tranquil setting, thoughtfully arranged to offer both style and practicality. A combination of decking, a paved patio and low maintenance artificial lawn creates an ideal space for entertaining and everyday relaxation, while a charming pond adds character and a sense of calm. The property is further complemented by a double garage with electric doors, offering excellent convenience and secure parking.

The sale will include all fitted floor coverings, window

coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G
EER Band C

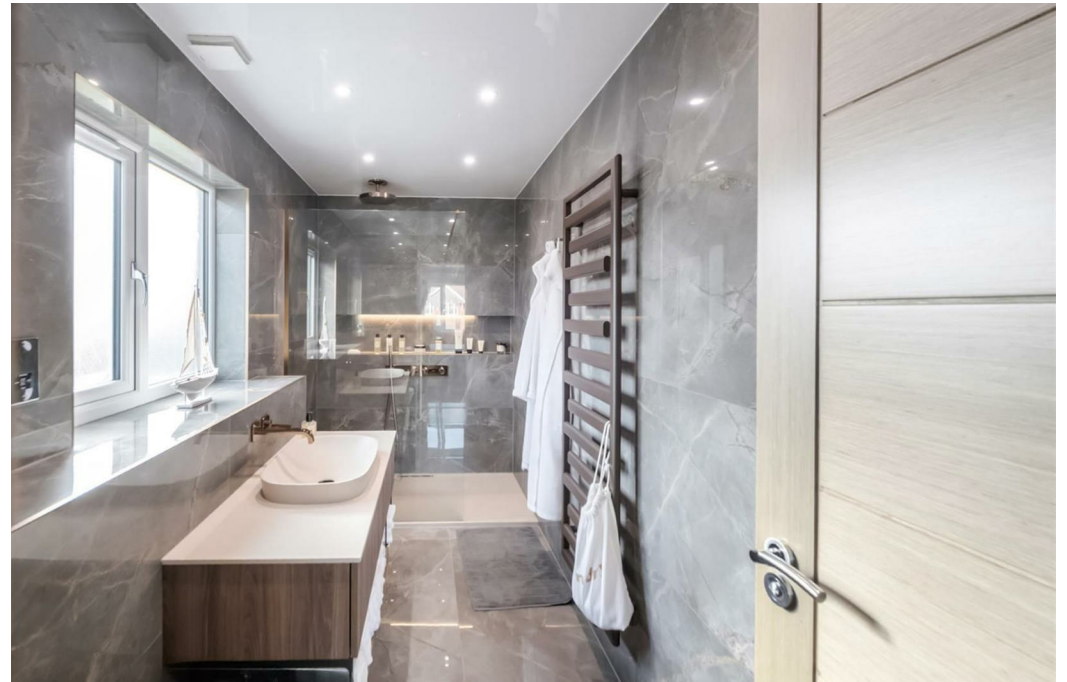
Water: Mains
Sewage: Mains
Heating: Gas

Dunfermline is located approximately five miles from the Forth 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 town. 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.

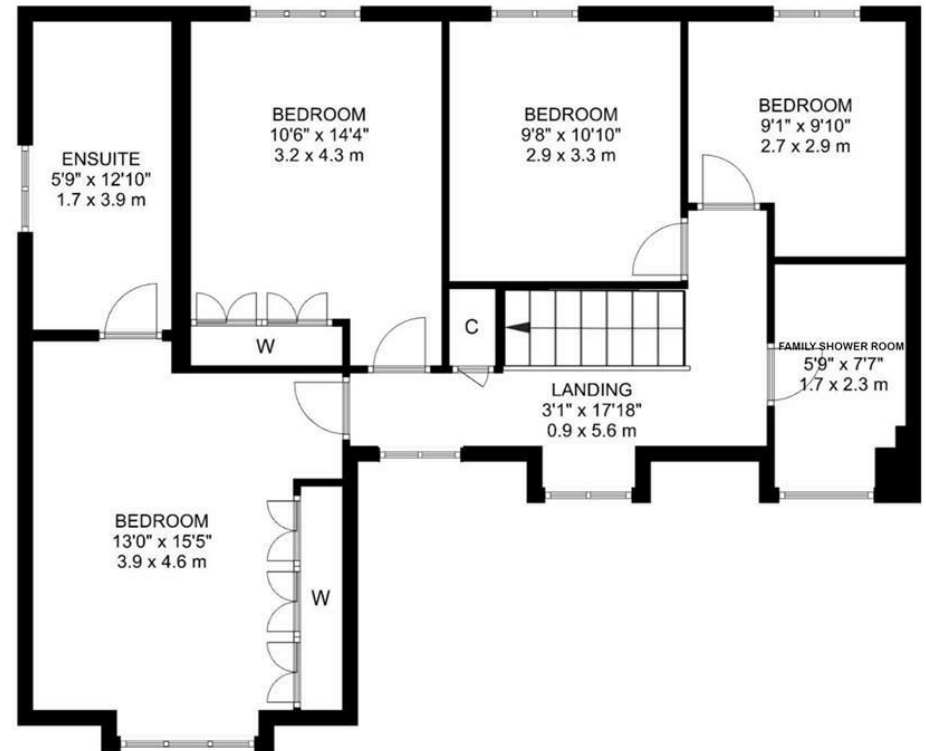
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GROUND FLOOR



FIRST FLOOR