

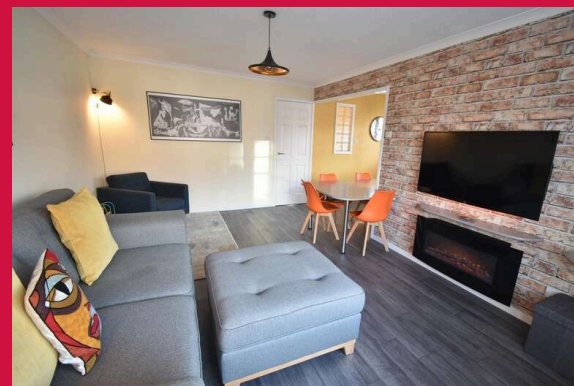
# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**44 North Larches, Dunfermline, KY11 4NY**  
**Offers Over £208,000**

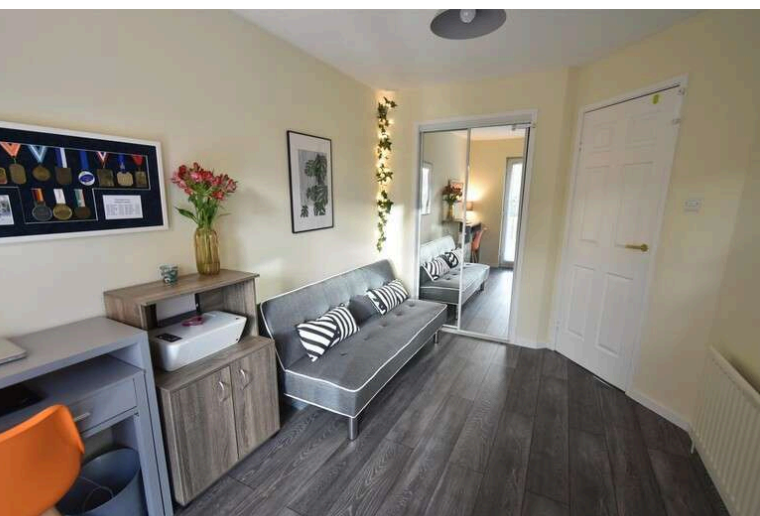
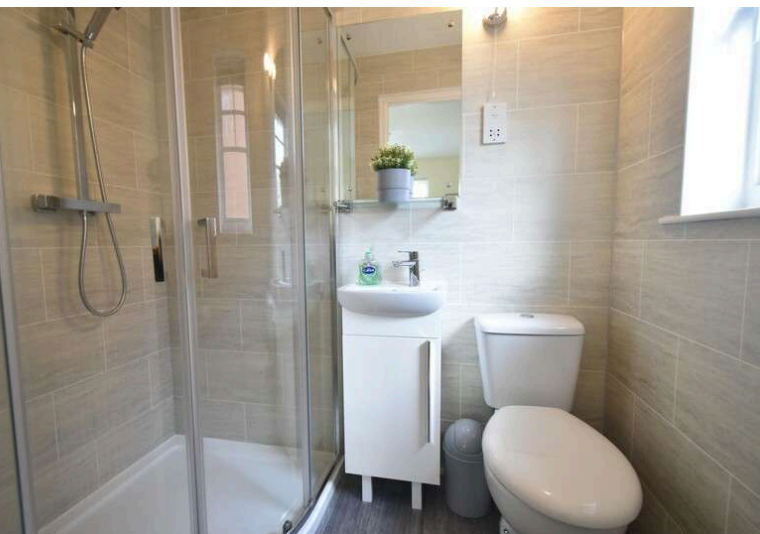




Stylishly presented detached bungalow recently modernised throughout and enjoying a quiet cul-de-sac setting in a much sought after residential area.

Entrance hall, Lounge (bay window, Open plan dining kitchen (New), 3 Bedrooms (Master en-suite shower room - new), Family bathroom (New). Double glazing. Gas central heating. Neat gardens (New decking). Garage with monoblock driveway. Pristine decor. Immaculately presented. Move in condition. EPC - D





## LOCATION

Situated in the Kingdom of Fife just five miles from the Queensferry Crossing and the Forth Road Bridge, Dunfermline was once Scotland's capital and the birthplace of seven Kings. World famous for its Abbey, Robert the Bruce and Shakespear's Macbeth, today it is a thoroughly modern and convenient town much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an excellent shopping centre, a number of good schools and numerous leisure activities. The famous Carnegie Theatre, as well as a multi screen cinema, parks, leisure centres and a number of private health clubs are all within the immediate vicinity. Fife's championship golf courses and fine sandy beaches are within a short drive (St. Andrews 40 miles). The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Maragret Hospital, two high schools, and two local restaurant/bars.

## PROPERTY

- Hall
- Open plan lounge/dining kitchen - New
- 3 Bedrooms
- Master en-suite - New
- Family bathroom - New
- Double glazing / Gas central heating
- Attractive gardens - decking New
- Garage - Monoblock driveway
- Immaculately presented - Pristine decor
- Quality floor throughout
- Superb example
- Rarely available

Early viewing is hghly recommended - A superb, rarely available property, which has been fully modernised and upgraded to an excellent standard.

## ACCOMMODATION

### Entrance Hall

With doors leading to lounge, 3 bedrooms and bathroom. Two storage cupboard. New flooring. Attractive glass block feature.

### Lounge 5.28 m x 3.49 m / 17'4" x 11'5"

This stylish living area features a bay window, newly fitted quality flooring. Archway to dining kitchen. Front.

### Dining Kitchen 4.28m x 2.39 m / 14'0" x 7'10"

This stylish dining kitchen has recently been refitted with contemporary floor and wall units with complementary worktops with

matching low level dining area. Front and side.

### Master Bedroom 2.69 m x 3.37 m / 8'10" x 11'1"

A lovely double bedroom which boasts two double built in wardrobes with sliding mirror doors. Door to en-suite shower room. Rear.

### En-suite 1.93 m x 1.30 m / 6'4" x 4'3"

This very smart en-suite has recently been re-fittedn with a most attractive suite. Side.

### Bedroom 2 2.58 m x 3.76 m / 8'6" x 12'4"

A good sized bedroom which also has a double built in wardrobe with sliding mirror doors. French doors leading to the decking area of the garden. Rear.

### Bedroom 3 2.63 m x 3.01 m / 8'8" x 9'11"

A good sized third bedroom. Side.

### Bathroom 2.04 m x 2.06 m / 6'8" x 6'9"

Stylish family bathroom which has been re-fitted with a contemporary suite incorporating a shower set over the bath, a wash hand basin set in a modern vanity unit. Most attracrvtive tiled effect wet wall panelling. Side.

## Gardens

The property enjoys neatly areas of garden ground to the front and rear. The front garden comprises an area of lawn whilst the rear garden has had an area of decking with moulded balustrade and turned spindles recently installed. Outside power and water supply.

## GARAGE/DRIVEWAY

There is single garage with up n over door light and power and accessed via a monoblock driveway.

## HEATING

Gas central heating

## GLAZING

Double glazing

## EXTRAS

All the carpets and blinds (excluding bedroom 3 )together with the dishwasher 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 Alan Dear at Ross & Connel on 01383 721156

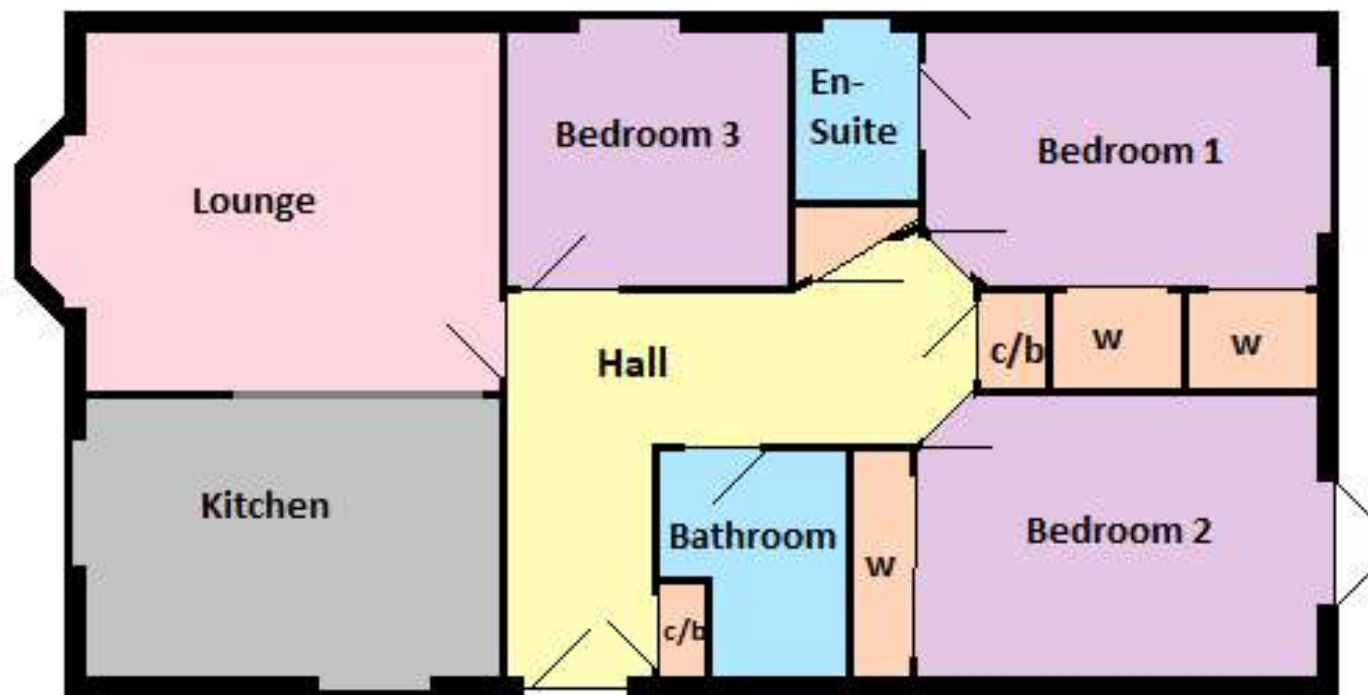
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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