

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



90 South Larch Road, Dunfermline, KY11 4NZ
Offers Over £260,000



Modern detached villa offering excellent family accommodation in a much sought after area. Entrance Hall, Lounge, Breakfasting kitchen, Utility room, 4 Bedrooms (Master en-suite shower room), Family bathroom. Double glazing. Gas central heating. Gardens to front and rear. Garage. Monoblock driveway. Fresh decor throughout. Good quality carpets. Good energy efficiency. EPC - B. Council Tax - F

LOCATION

South Larch Road is located within a popular residential development within the town of Dunfermline, which is 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 Shakespeare'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 Margaret Hospital, two high schools, and two local restaurant/bars.

PROPERTY - DETACHED VILLA

- Hall
- Lounge
- Breakfasting kitchen
- Utility room
- Downstairs WC
- 4 Bedrooms (Master en-suite shower room)
- Family bathroom
- Double glazing
- Gardens
- Garage
- Driveway
- Ideal family home in move in condition

ACCOMMODATION

Hall

With door to Lounge. Stairs to upper level.

Lounge 4.70 m x 3.50 m / 15'5" x 11'6"

A well proportioned lounge. Storage cupboard. Door to kitchen. Front.

Breakfasting Kitchen 4.70 m x 3.50 m / 15'5" x 11'6"

This is a well proportioned kitchen. Door to garden. Door to utility room. Rear.

Utility Room

This is a very handy room in any family home. Door to WC. Door to garden. Rear.

WC 2.10 m x 1.00 m / 6'11" x 3'3"

Fitted with a white suite. Mid.

Landing

With doors to all bedrooms and bathroom. Storage cupboard.

Master Bedroom 4.00 m x 2.40 m / 13'1" x 7'10"

This is a good sized bedroom. Door to en-suite shower room. Rear

En-suite Shower room 2.30 m x 1.30 m / 7'7" x 4'3"

Fitted with a modern white suite. Rear.

Bedroom 2 4.10 m x 2.90 m / 13'5" x 9'6"

Another double bedroom. Front.

Bedroom 3 3.70 m x 2.90 m / 12'2" x 9'6"

The third bedroom is also of double proportions. Rear.

Bedroom 4 4.00 m x 2.40 m / 13'1" x 7'10"

The fourth double bedroom is to the front.

Bathroom 2.30 m x 2.00 m / 7'7" x 6'7"

The family bathroom is fitted with a modern suite with attractive tiling. Front.

Gardens

The property has gardens to front and rear which have been laid to lawn.

GARAGE/DRIVEWAY

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

HEATING

There is gas central heating.

GLAZING

There is double glazing.

EXTRAS

All the fitted carpets, blinds and curtains are included in the sale. Many items of furniture may be available.

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 us at Ross & Connel on 01383 721156

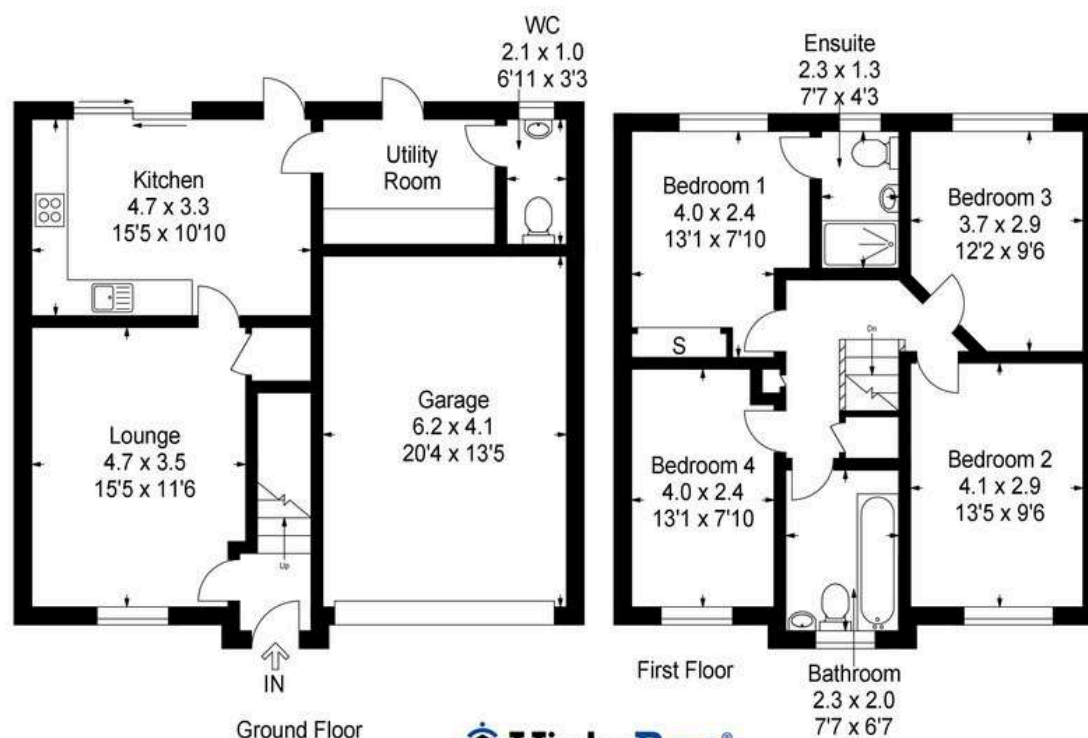
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www.rossconnel.co.uk

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.

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VistaBee
DIGITAL CONTENT CREATION

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)

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