



**Morgans**

PROPERTY

71 South Larch Road, Dunfermline, KY11 4NZ

Offers Over £220,000



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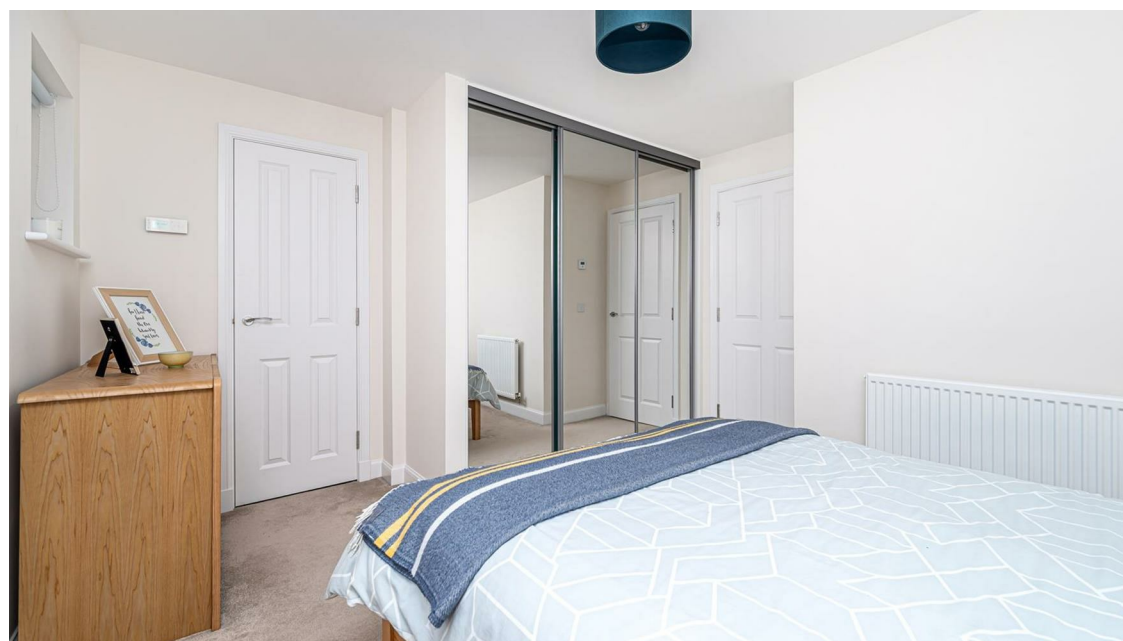








**\*\*CLOSING SET FOR THURSDAY 12TH DEC 2024 @ 1PM. \*\***We are delighted to be marketing this modern and stylish three bed semi detached villa built by Barrett Homes conveniently placed with direct links to the motorway network making this an ideal home for commuters. The property benefits from private and fully enclosed landscaped gardens providing a child and pet safe environment with residents parking. The subjects are a credit to the present owners being offered in move in condition and well presented throughout, briefly comprising entrance hall, lounge with storage, dining kitchen and wc on the ground floor. On the upper level three bedrooms and family bathroom. Access to attic. The property is double glazed with gas central heating.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. 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. 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.

## EXTRAS INC IN SALE / AGENTS NOTE

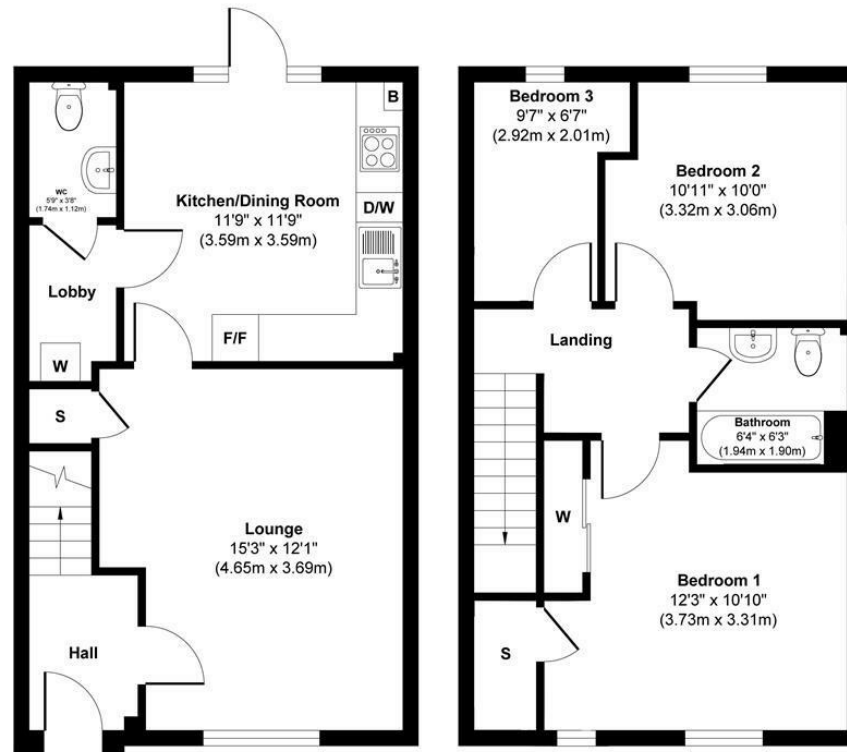
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Ground Floor  
Approximate Floor Area  
431 sq. ft  
(40.11 sq. m)

First Floor  
Approximate Floor Area  
431 sq. ft  
(40.11 sq. m)



**Approx. Gross Internal Floor Area 862 sq. ft / 80.22 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.