



Morgans

PROPERTY

9 South Larch Lane, Dunfermline, KY11 8YB

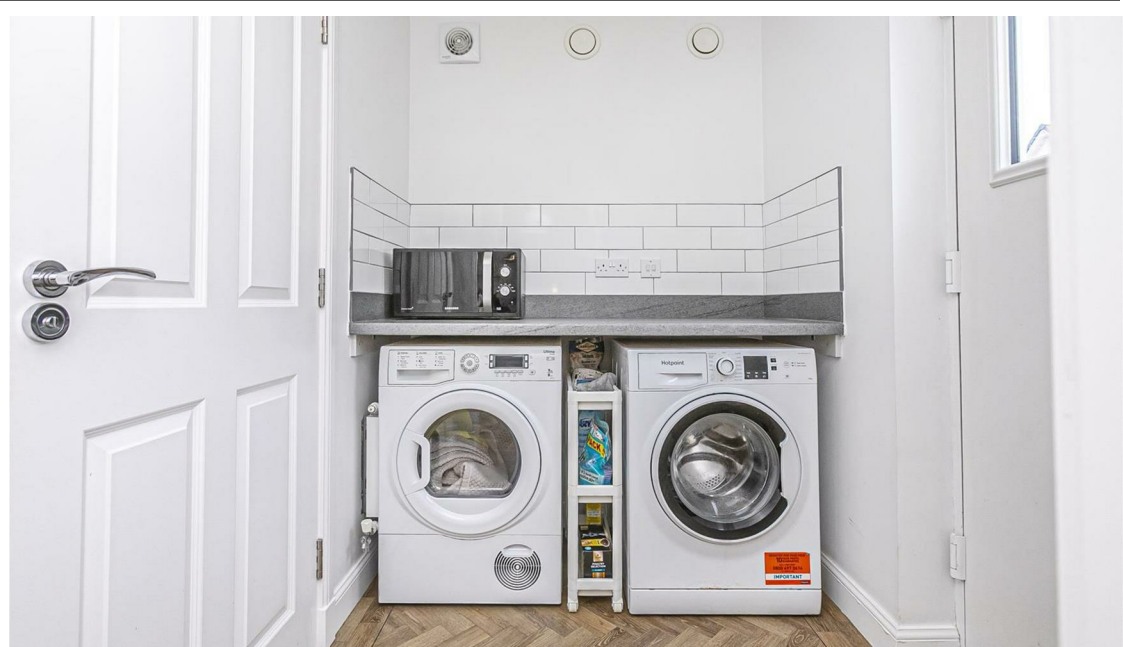
Offers Over £280,000







We are pleased to bring to the market the opportunity to acquire this executive detached villa, offered in move in condition, situated in the exclusive The Heathers Estate. The property is a credit to the present owners, offering a contemporary and stylish family home spread over two levels. The subjects comprise reception hall, lounge, dining kitchen, utility and downstairs wc. On the upper level four bedrooms with master en-suite and family bathroom. There are attractive landscaped gardens to the front and rear with patio area ideal for al fresco entertaining. Double driveway leading to garage. Early viewing is highly recommended to appreciate the accommodation throughout.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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 and bathroom fittings together with integrated appliances and summerhouse.

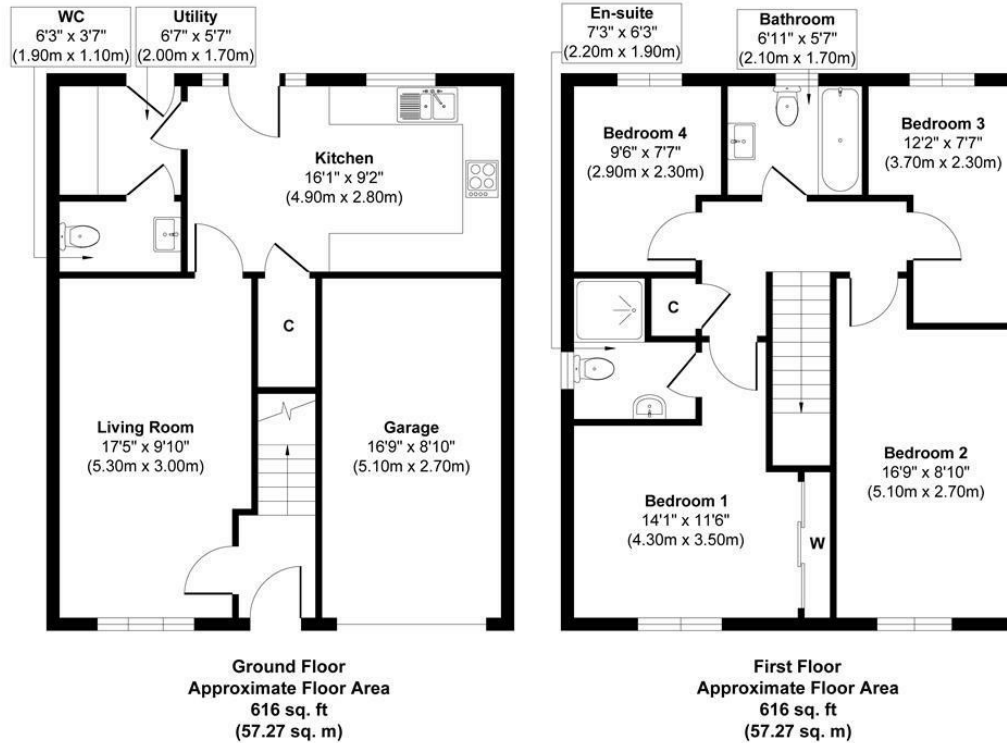
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 1,232 sq. ft / 114.54 sq. m (Including Garage)

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.