





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Situated within the highly sought-after Duloch area of Dunfermline, 112 South Larch Road presents an excellent opportunity to acquire a modern family home in a popular residential setting. South Larch Road forms part of a well-established development within the ever-popular Duloch district, renowned for its family-friendly environment and proximity to a wide range of everyday amenities. Dunfermline's city centre is only a short distance away, while the nearby M90 motorway and Queen Margaret railway station provide excellent commuting links to Edinburgh and beyond. The area also benefits from nearby retail parks, restaurants, leisure facilities and picturesque woodland walks.

The accommodation is thoughtfully arranged over two levels and offers well-proportioned living space throughout. A welcoming entrance hallway leads to a bright and spacious lounge, providing an ideal setting for both relaxing and entertaining. To the rear, the heart of the home is a generous dining kitchen with ample space for family meals and social gatherings, whilst enjoying a pleasant outlook over the garden. A useful storage cupboard provides valuable additional downstairs storage. On the upper floor, the property benefits from a selection of well-sized bedrooms, offering comfortable accommodation for modern family living. The master bedroom enjoys the advantage of excellent storage and private facilities, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys attractive gardens designed for ease of maintenance, providing an excellent outdoor space for children, pets and summer entertaining. A two car driveway offers convenient off-street parking.

EPC Rating - B
Council Tax - E
Factoring - £28.75 bi-yearly





Location

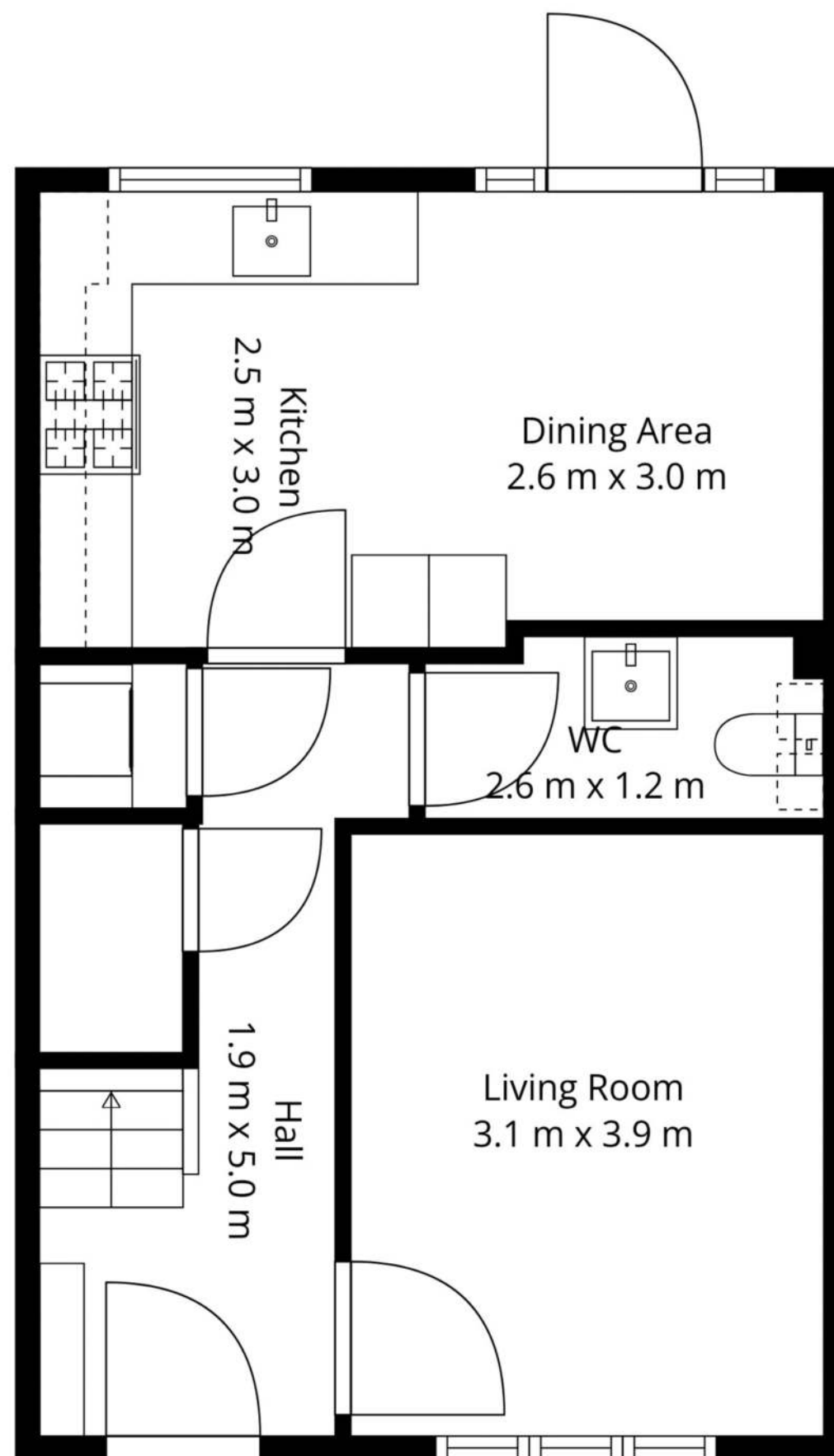
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

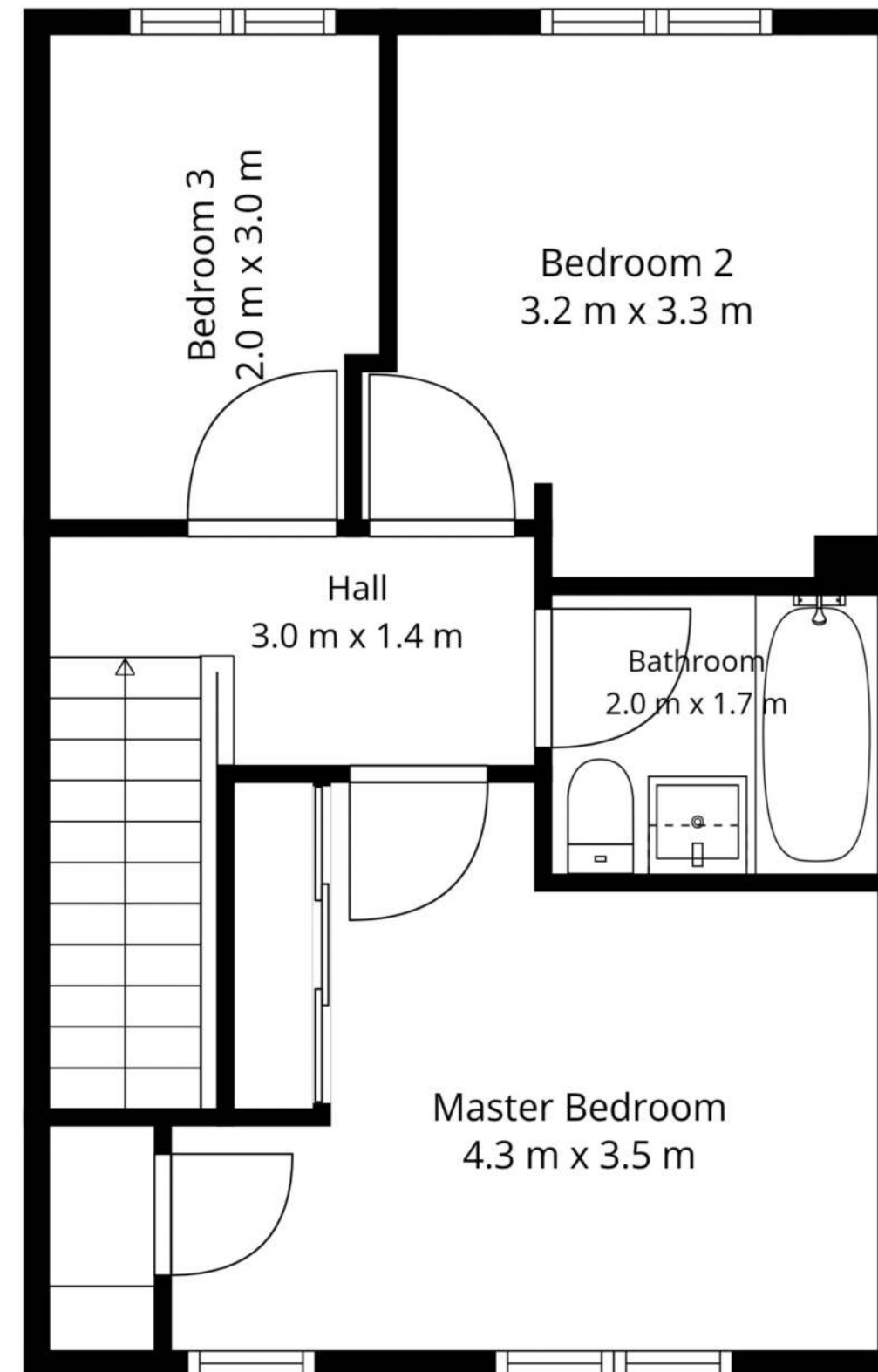
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.





Ground Floor



1st Floor

TOTAL: 82 m2
 Ground floor: 41 m2, 1st floor: 41 m2
 EXCLUDED AREAS: WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.