



Morgans

PROPERTY

37 North Larches, , Dunfermline, KY11 4NX

Offers Over £260,000



3



2



2



C



Well-presented three-bedroom home



Principal bedroom with en-suite



Bright dining room and separate living room



Family bathroom



Fitted kitchen with good storage



Integral garage



EPC Rating - C



Council Tax Band - D



Welcome

This well-presented three-bedroom home offers comfortable, well-proportioned accommodation across two floors, extending to approximately 1,043 square feet in total, in a popular part of Dunfermline. The ground floor comprises a bright dining room and a separate living room, both offering excellent space to relax and entertain, alongside a fitted kitchen with good storage and worktop space. An integral garage adds further practicality. Upstairs, three bedrooms are found, with the principal bedroom benefiting from its own en-suite, while the remaining two bedrooms are served by a family bathroom. There is a double driveway to the front leading to integrated garage and well maintained gardens to the front and rear. A well-proportioned choice for families or those seeking additional space at 37 North Larches, Dunfermline.





Extras Inc. in Sale/Agents Note

All floorcoverings, 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.





Dunfermline

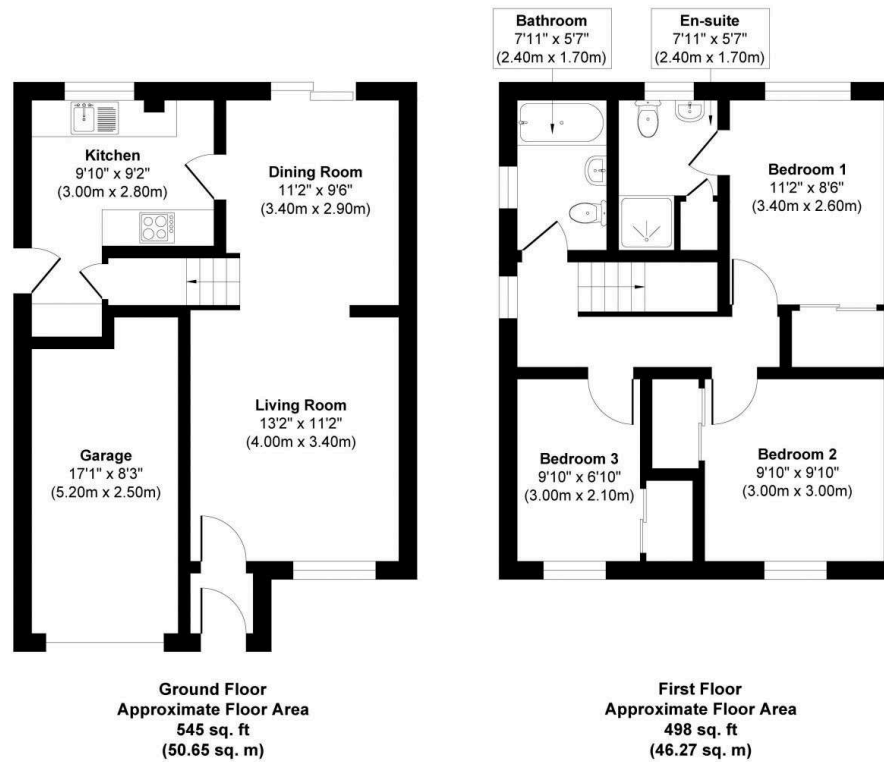
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



37 North Larches, Dunfermline, KY11 4NX



Approx. Gross Internal Floor Area 1043 sq. ft / 96.92 sq. m
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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.