



Morgans

PROPERTY

2 South Larch Lane, Dunfermline, KY11 8YB

Offers Over £279,000







Welcome

Nicely positioned in the exclusive "Heathers" Estate, just off Linburn Road, is this lovely family home offering contemporary and stylish living with generous rooms and fully enclosed gardens providing a child and pet safe environment. The subjects comprise entrance vestibule, lounge, dining kitchen with french doors to patio, separate utility room and downstairs wc. On the upper level there are three bedrooms with master en-suite and family bathroom. The grounds are well maintained, an ideal home for entertaining. Double driveway leading to single garage. Early viewing is highly recommended to appreciate the accommodation throughout.



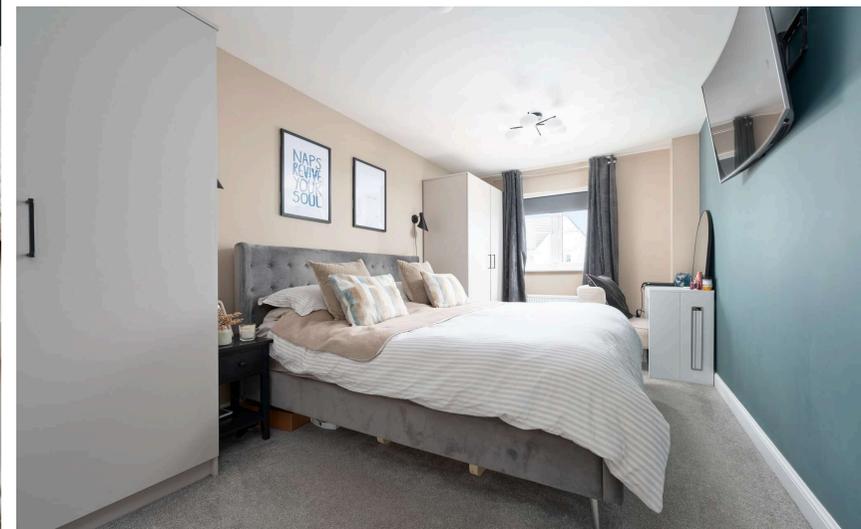


EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds and bathroom fittings. The kitchen and main bedroom light fittings will be removed prior to sale.

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

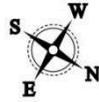
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace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

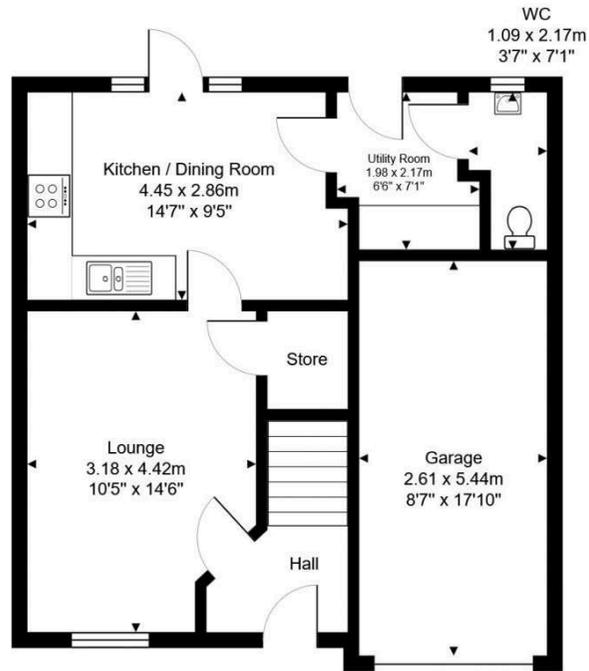


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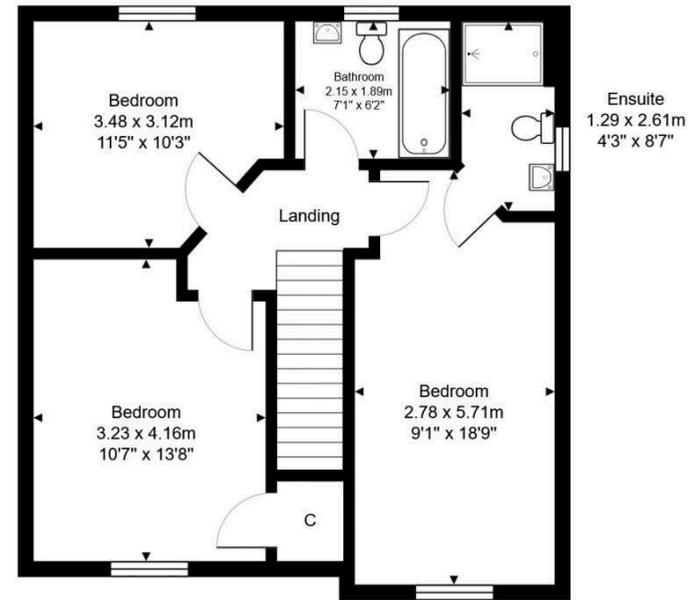


Total Area: 109.3 m² ... 1176 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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