



Offers Over £269,000
59 North Larches, Dunfermline, Fife, KY11 4NY

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59 North Larches is modern Detached Villa set on a good sized plot. Dunfermline is much favoured by commuters to Edinburgh (17 miles) and Glasgow (40 miles). It has an excellent shopping centre, a number of good schools and numerous leisure activities. The M90 is readily accessible and there are two excellent main line rail stations, as well as a 'Park and Ride' link at Halbeath and Inverkeithing. This property is located within walking distance to Queen Margaret railway station, Queen Margaret Hospital, two high schools, and two local restaurant/bars. The property comprises on the ground floor front door to entrance vestibule. Bright lounge leading to dining room. Dining room with patio doors to conservatory. Stairs to first floor. Bright conservatory overlooking garden. Modern fitted kitchen with an array of top and base units, integrated hob, oven, extractor hood and dishwasher. Downstairs bedroom with ensuite shower room. Shower room with shower cubicle, WC and sink. On the first floor there is a spacious top hallway. Master bedroom with fitted wardrobe and ensuite. Ensuite with shower cubicle, Vanity unit housing sink and WC. 2 further double rooms with fitted wardrobes. Modern bathroom suite with P-shaped bath with shower and screen over bath. Vanity unit housing sink and WC. Open garden to front with monoblock driveway and open grass area. Fully enclosed garden to rear with monoblock, patio area and grass area. Shed. Viewing comes highly recommended to appreciate this modern family home located within easy access of Dunfermline's City Centre.

Ground Floor

Entrance

Lounge



4m x 3.4m (13' 1" x 11' 2")



Dining Room



3.4m x 2.9m (11' 2" x 9' 6")



Kitchen



3m x 2.8m (9' 10" x 9' 2")



Conservatory



2.8m x 2.9m (9' 2" x 9' 6")



Bedroom



Ensuite



First Floor

Top Hall



Bedroom



2.6m x 3.4m (8' 6" x 11' 2")

Ensuite



2.4m x 1.7m (7' 10" x 5' 7")

Bedroom



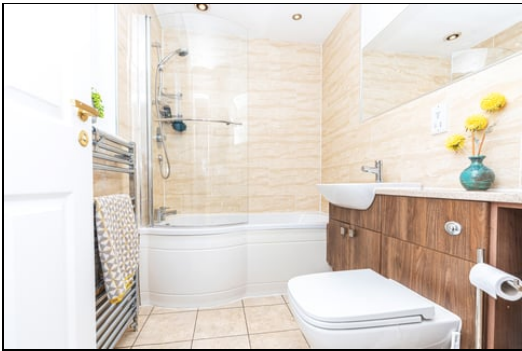
3m x 3m (9' 10" x 9' 10")

Bedroom



3m x 2.1m (9' 10" x 6' 11")

Bathroom



1.7m x 2.4m (5' 7" x 7' 10")

Garden



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

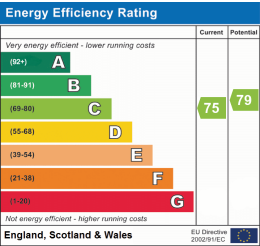
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

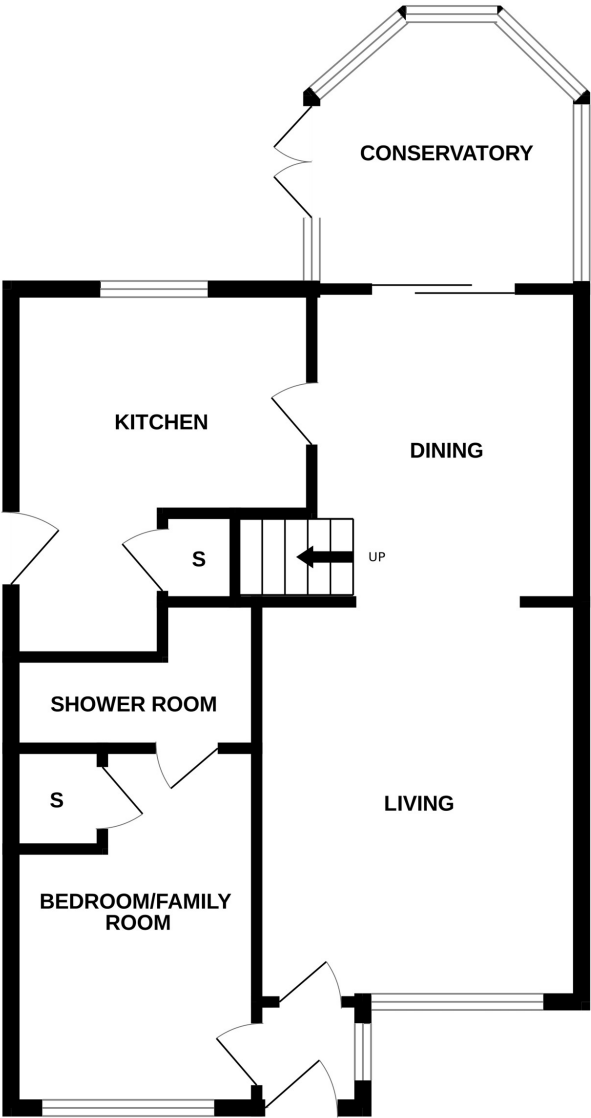
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

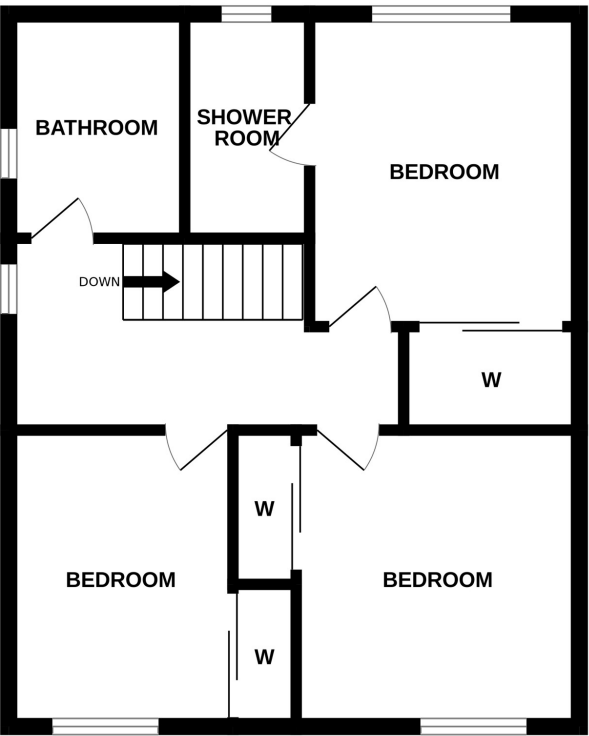
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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