



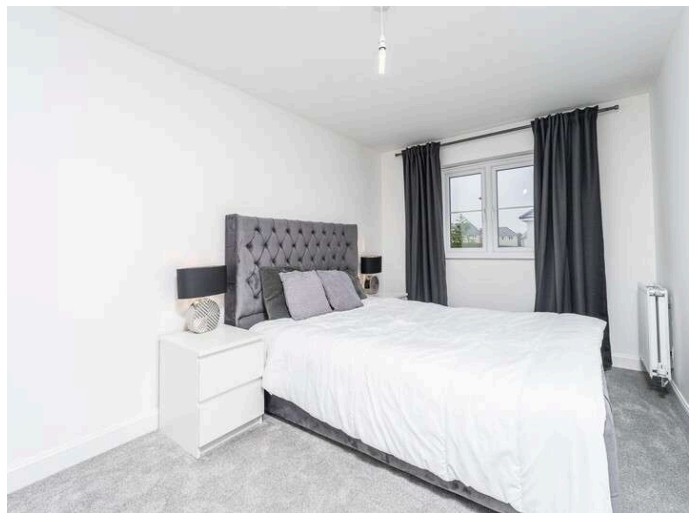
Solicitors & Estate Agents

# 102

South Larch Road, Dunfermline, KY11 4NZ



*Working harder for you*



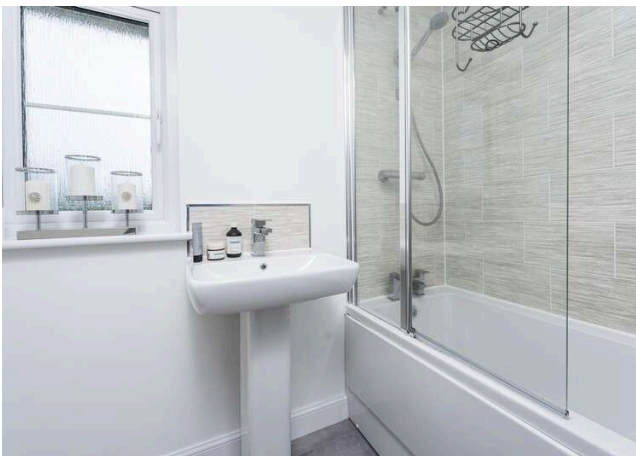
4 bedrooms



1 public

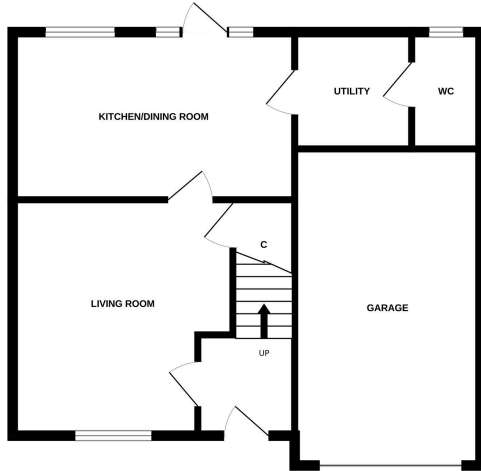


2 bathrooms

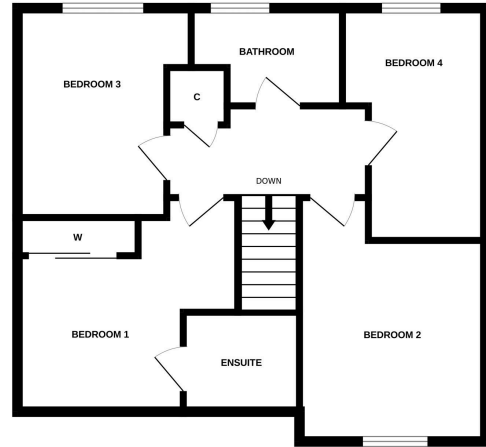


- + Modern, four-bedroom, detached home set within a popular residential setting of similar properties
- + Offered to the market in move in condition
- + A fantastic location for amenities with a wide variety of amenities within walking distance, including various supermarkets, restaurants and leisure facilities
- + Fife Leisure Park offers various coffee shops, additional eateries, gym facilities and a ten-screen cinema
- + Walking distance of primary and secondary schooling
- + Several local train stations within Dunfermline, Rosyth and Inverkeithing, Park and Ride facilities to Edinburgh City Centre and Airport via Halbeath and circa 0.5 miles from access to the M90 motorway
- + Driveway and integral single garage
- + Entrance hall leading to spacious lounge with storage available under the stairs
- + Modern Kitchen dining offering base and wall units and a mixture of white goods with access to rear garden
- + Utility room and WC
- + Master bedroom with built in mirrored wardrobes and modern en suite shower room
- + Three additional bedrooms with ample space for free standing furniture
- + Tiled family bathroom with three-piece suite and shower over the bath
- + Private easy maintained rear garden all laid to lawn

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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Living Room	4.35 m x 3.72 m / 14'3" x 12'2"	Bedroom 4	3.53 m x 2.21 m / 11'7" x 7'3"
Kitchen Dining Room	4.84 m x 2.87 m / 15'11" x 9'5"	Utility Room	2.00 m x 1.59 m / 6'7" x 5'3"
Bedroom 1	3.86 m x 3.71 m / 12'8" x 12'2"	Bathroom	2.43 m x 1.70 m / 8'0" x 5'7"
Bedroom 2	5.06 m x 2.81 m / 16'7" x 9'3"	Ensuite	2.13 m x 1.54 m / 7'0" x 5'1"
Bedroom 3	3.72 m x 2.90 m / 12'2" x 9'6"		



Sharing is caring!

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