



86 South Larch Road, Dunfermline, KY11 4NZ
Offers Over £275,000



Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- Beautifully presented three-bedroom, detached home, located within a sought after residential setting of modern family homes
- 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, restaurants, gym facilities and a ten-screen cinema
- Walking distance of primary schooling and the new Dunfermline Learning Campus
- 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 single garage
- Entrance hall leading to a front facing living room with ample room for free standing furniture and storage under the stairs
- Modern kitchen dining offering base and wall units, space for dining table and chair set and French Doors leading to enclosed rear gardens
- Utility room and WC leading off from kitchen dining
- Master bedroom and modern en suite shower room
- Two additional double bedrooms with fitted wardrobes within both bedrooms
- Tiled family bathroom with three-piece suite and shower over the bath
- Well-maintained gardens to the rear with lawn and decking, perfect for alfresco dining. Patio to the rear of the garden with summerhouse
- A beautifully presented family home, located in a desirable location, and viewing comes highly recommended
- EPC – C Council Tax – E
- Factoring Fee - Circa £160.00 per annum







Location

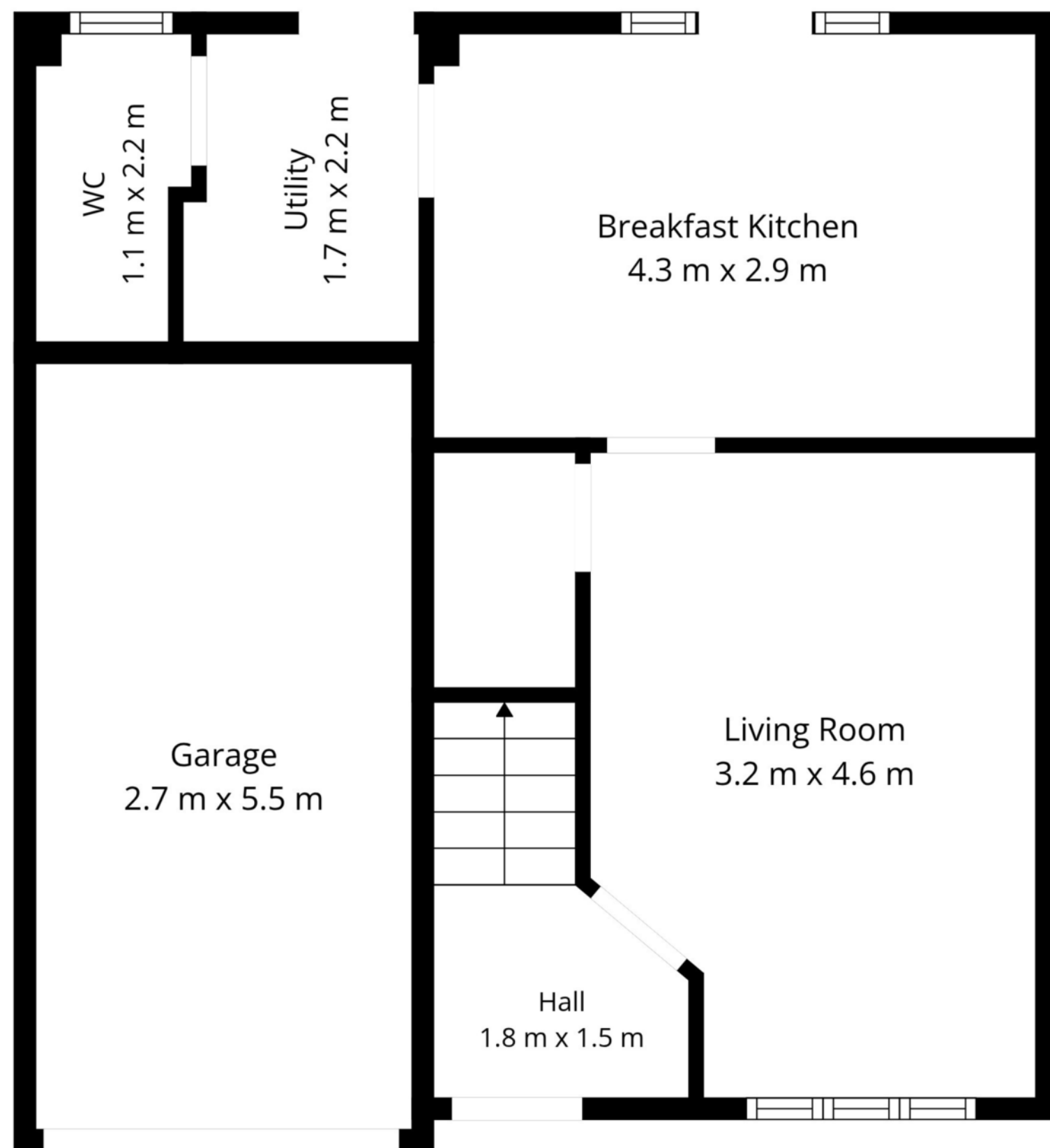
Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and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

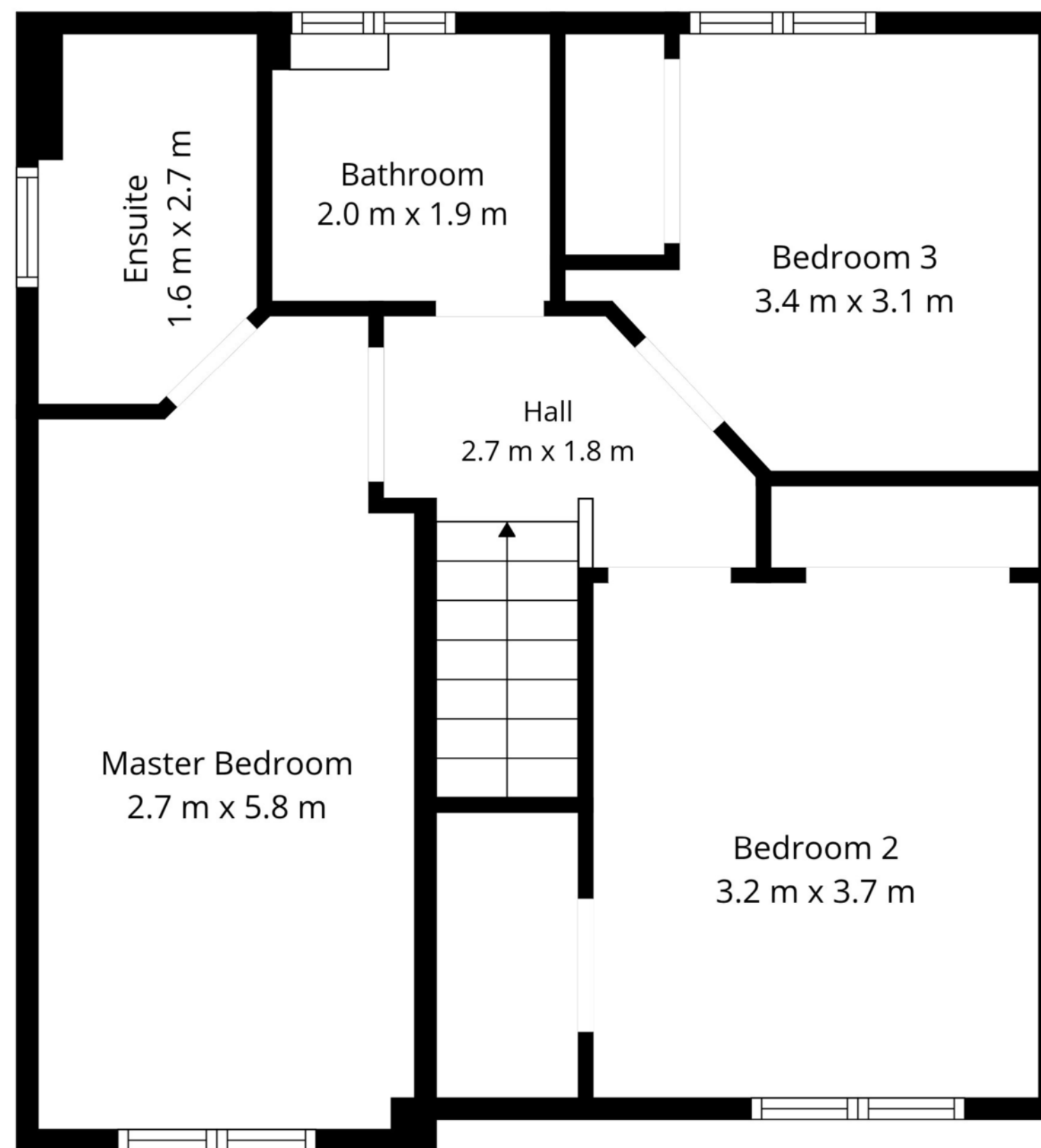
Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and 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: 94 m²
 Ground floor: 39 m², 1st floor: 55 m²
 EXCLUDED AREAS: GARAGE: 15 m², WALLS: 11 m²

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



Enquiries

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

