



21 NORTH LARCHES

DUNFERMLINE, KY11 4NX

£294,500
FREEHOLD

Looking for a move a condition a family home extended/ modernised to a high standard then look no further. New for Sale a Superb Extended detached Villa to head of small cul de sac. Award Winning Home Sweet Estate Agents Fife are delighted to offer for sale a flexible beautifully present home comprising: Vestibule - Lounge - Open Plan Dining Room - Open Plan Family/ Dining Kitchen - Four Double Bedrooms Two En-Suite - Modern Family Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £295,000. Externally extended drive provides off street parking for several cars. Sunny enclosed rear garden. Viewing Highly Recommended.



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21 NORTH LARCHES

- SUPERB MODERNISED/ EXTENDED DETACHED VILLA • DG-GCH - EPC C - HOME REPORT £295,000 • 4 DBL BEDROOMS 2 EN-SUITE • BRIGHT LOUNGE - OPEN PLAN DINING ROOM • OPEN PLAN FAMILY/ DINING KITCHEN • MODERN FAMILY BATHROOM • EXTENDED DRIVE FOR SEVERAL CARS • ENCLOSED GARDEN • HEAD OF SMALL CUOL DE SAC POSITION • BEAUTIFUL FLEXIBLE FAMILY HOME



FULL DESCRIPTION

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LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

VESTTIBULE

Security door. DG window.

LOUNGE

Bright public room with thru arch to Dining & beyond. DG window to front. Coved edging. Chrome sockets & switches. Laminate floor.

OPEN PLAN DINING ROOM

Space for family size table & chairs linking lounge & kitchen to create a wonderful entertaining space. Chrome sockets & switches. Slim radiator. Downlighting. Laminate floor.

OPEN PLAN FAMILY /DINING KITCHEN

Generously proportioned & well-appointed with range of modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer. Integrated NEFF Induction hob, double oven. Breakfast bar. Chrome sockets & switches. Vaulted ceiling with 2 DG skylight windows. Three pane powder coated aluminium sliding doors leading to landscaped garden. Downlighting. Slim radiator. Laminate floor.

UTILITY ROOM

Modern wall & base cabinets, wipe clean worktop surface, inset sink. Chrome sockets & switches. Security door.

BEDROOM 4/ FAMILY ROOM

Flexible fourth double bedroom/ family room. DG window to front. Downlighting. Chrome sockets & switches. Laminate floor.

JACK N JILL EN-SUITE SHOWER-ROOM

Accessed from either Bedroom or Utility Room &

finished with a modern suite to include Walk in rainfall shower, separate spray attachment, wash hand vanity unit, low level wc. Wet wall splashback. Chrome towel radiator. Downlighting. Extractor fan. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Feature modern balustrade with chrome effect spindles. Oversized hatch to floored loft with ladder, power & light. Boiler housed in loft.

MASTER BEDROOM

Spacious main double bedrooms with fitted double wardrobe. DG window to rear. Carpet.

EN-SUITE SHOWER-ROOM

Modern suite to include large walk-in shower with clear screen. Semi pedestal wash hand basin. Low level wc. Wet wall splashback. Downlighting. Frost DG window. Extractor fan. Chrome towel radiator.

BEDROOM 2

Good size second double bedroom with double wardrobe. DG window to front. Carpet.

BEDROOM 3

bright third bedroom with double wardrobe. DG window to front. Carpet.

MODERN FAMILY BATHROOM

Updated to feature spa bath, overhead rainfall shower with spray attachment. Wash hand vanity unit. Low level wc. Wet wall splashback. Recessed alcoves back lit. Vanity mirror with Bluetooth function.

Downlighting. Frost DG window. Chrome towel radiator. Extractor fan.

FRONT GARDEN

Lawned front garden with stone chipped border. Gated access to rear.

EXTENDED DRIVEWAY

Provides off street parking for several cars.

REAR GARDEN

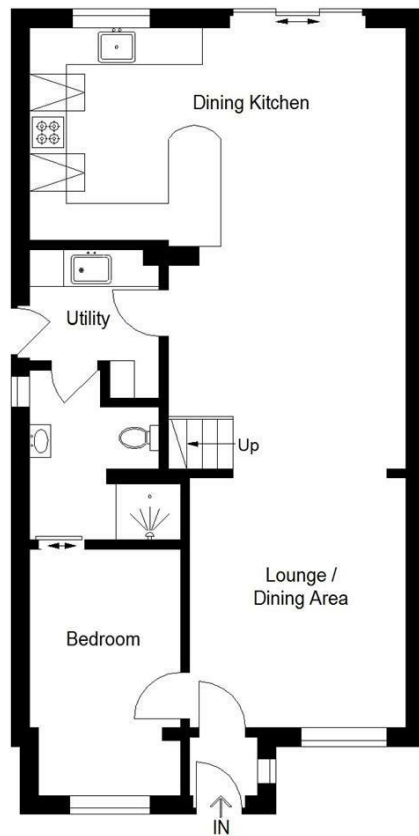
Fence enclosed with large, paved terrace, artificial turf play area. Stone chipped drying area. Large & small timber sheds. Security light. Water tap.

NEGOTIABLE

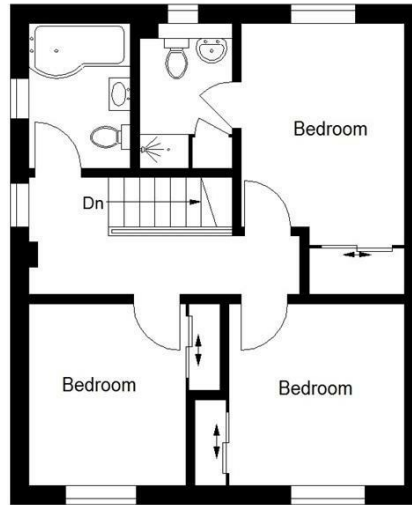
Fridge, freezer, dishwasher may be available by separate negotiation.

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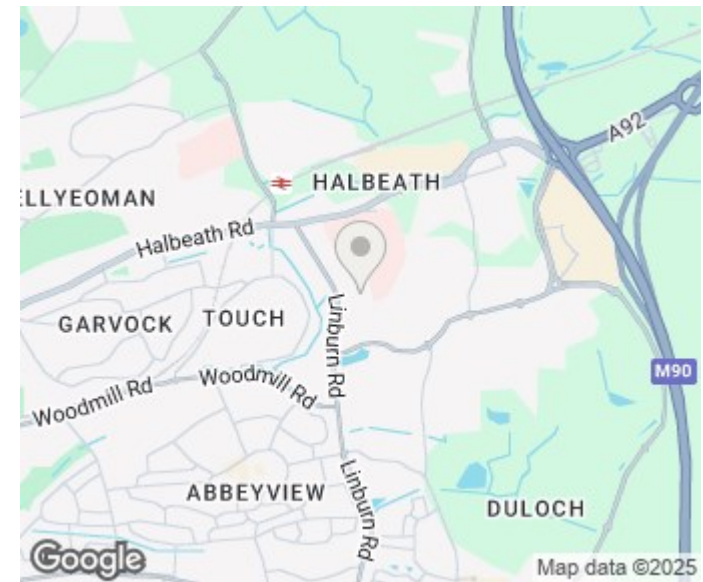


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

76

85

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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