



62 North Larches, Dunfermline – KY11 4NY

Dunfermline

Offers Over £275,000





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62 North Larches

Dunfermline, Dunfermline

For sale: Modernised Detached Villa with generous garden. Ideal for families. Flexible layout includes Lounge, Kitchen, Dining Room, Home Office, 3 Bedrooms, En-Suite, Bathroom, WC. Large drive, private rear garden. DG, GCH, EPC C. HOME REPORT £300,000. Alarm & CCTV. View now!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN DETACHED VILLA - HOME REPORT £300,000
- 3 DOUBLE BEDROOMS MASTER EN-SUITE
- DG- GCH - EPC C - 6 CAR DRIVEWAY
- LOUNGE - FAMILY ROOM/ OFFICE
- MODERN FITTED KITCHEN & DINING ROOM
- UPDATED FAMILY BATHROOM & SEP WC
- GENEROUS ENCLOSED GARDEN
- FLEXIBLE FAMILY HOME IN CUL DE SAC



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GARDEN

OFF STREET

6 Parking Spaces





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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