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7 Tarmachan Lane,

Dunfermline, KY11 8LB



3



4



2



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this light, spacious 4-bedroom detached family home, occupying a large enviable plot, ideally situated in a popular residential area of Dunfermline. The property is offered to the market in excellent order throughout and will make a superb family home. The accommodation briefly comprises a welcoming entrance hallway with useful WC off, a beautifully light and comfortable bay windowed lounge, and a formal dining provides the perfect space for entertaining family and guests and the modern dining kitchen is fitted with an abundance of quality base and wall mounted units with ample worktop surfaces with dedicated dining area. The kitchen is complimented with a matching utility room off. A carpeted staircase leads to the upper landing which gives access to the master bedroom which provides a tranquil retreat and comes complete with fitted storage and a stylish en-suite shower room, three further light and airy bedrooms and a contemporary family sized bathroom. The property further benefits double glazing, gas central heating, good storage facilities, private garden to the front with large monoblock driveway and a fully enclosed well maintained large sunny rear garden with a versatile garden room. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of property on offer.

Location

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace Museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Extras

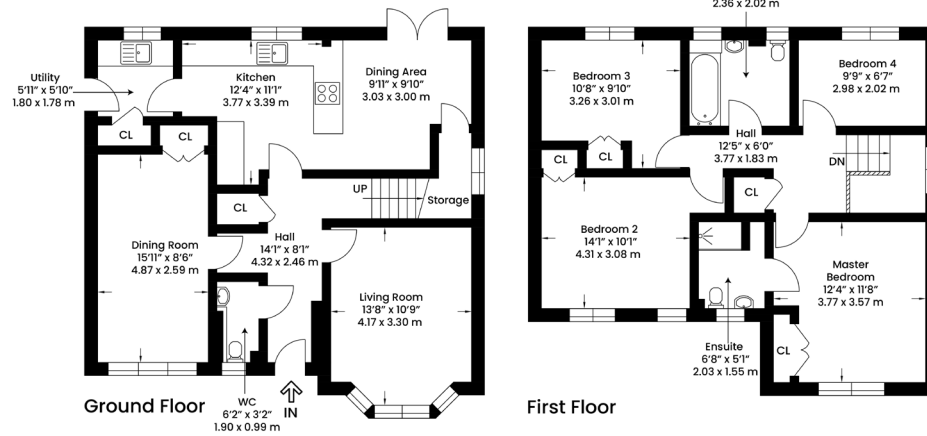
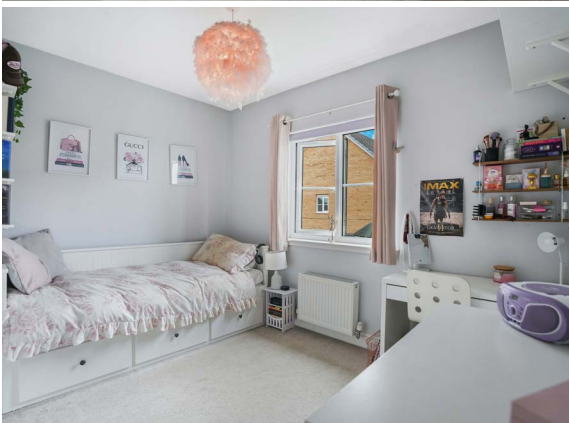
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

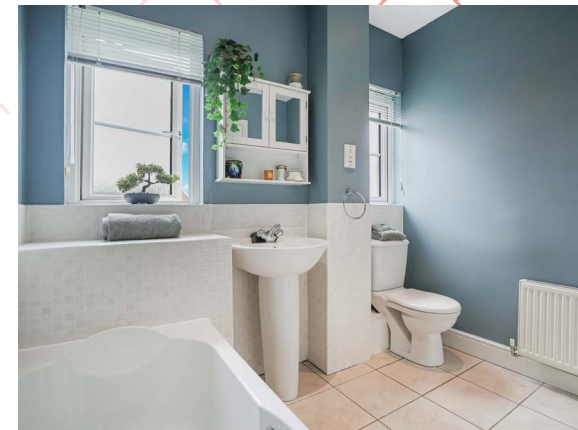
- Entrance hallway
- WC
- Lounge
- Dining room
- Dining kitchen
- Utility room
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear with versatile garden room
- Driveway
- EPC rating - C
- Council Tax Band - F
- Tenure - Freehold







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 101927)
 vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.