



# DESCRIPTION

Offering generous space, a flexible layout and plenty of room for family life, this impressive four-bedroom detached home offers the kind of versatility that is increasingly hard to find. With two reception rooms, a converted garage providing an additional downstairs room, a private rear garden and a driveway, this is a home that can easily adapt as your needs change.

The welcoming living room sits to the front of the property, providing a bright and comfortable space for relaxing, family evenings or entertaining guests. To the rear, the conservatory/dining room creates a wonderful second reception space, with plenty of flexibility for family meals, gatherings or simply enjoying the garden views.

The kitchen is another real highlight, finished with sleek modern cabinetry and a practical breakfast island providing additional workspace and a natural place to gather. Positioned to the rear of the home, it enjoys a lovely connection with the garden and provides access outside, making summer entertaining particularly easy.

A downstairs WC adds further convenience, while the converted garage has created an incredibly useful additional room. Whether used as a fifth bedroom, home office, playroom, hobby room or guest space, this flexible area gives the home even more possibilities.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families. The principal bedroom benefits from built-in storage and its own en-suite shower room, creating a peaceful private retreat. The remaining bedrooms offer excellent flexibility for children, guests, hobbies or working from home, with a family bathroom completing the upper floor.

Outside, the rear garden provides a fantastic private space to enjoy throughout the year, with a patio area perfect for outdoor dining and relaxing during the warmer months. A useful outhouse provides additional storage or could be adapted to suit your needs. To the front, a private driveway offers convenient off-street parking.

With its generous proportions, flexible accommodation and excellent family-friendly layout, this is a home that offers far more than first meets the eye. Whether you need space for a growing family, dedicated areas for work and hobbies or simply want room to spread out, this detached home provides a fantastic base for the next chapter.

- Key Features
- Spacious four-bedroom detached home
  - Highly flexible accommodation ideal for family living
  - Flexible fifth bedroom/additional downstairs room
  - Two reception rooms
  - Bright front-facing living room
  - Conservatory/dining room to the rear
  - Sleek modern kitchen with breakfast island
  - Principal bedroom with built-in storage and en-suite
  - Family bathroom
  - Ideal for growing families and home working
  - Move-in-ready accommodation in a sought-after location



# LOCATION

North Larches is a popular residential setting in Dunfermline, offering a lovely balance of quiet neighbourhood living and everyday convenience. The area is particularly appealing to families and those looking for a settled community atmosphere, with local amenities, green spaces and transport links all close by.

Everyday essentials are within easy reach, with nearby supermarkets, shops and services making day-to-day life simple. Dunfermline itself offers a fantastic choice of cafés, restaurants, leisure facilities and independent shops, while the beautiful Pittencrieff Park provides a wonderful place for walks, family days out and enjoying the outdoors.

For commuters, Dunfermline Queen Margaret railway station is around 0.4 miles from North Larches, with further rail connections available from Dunfermline Town. The M90 is also easily accessible, providing straightforward connections towards Edinburgh, Perth and beyond. With its established residential feel, excellent connectivity and convenient position, North Larches is a great place to settle down and enjoy everything Dunfermline has to offer.

