



Morgans

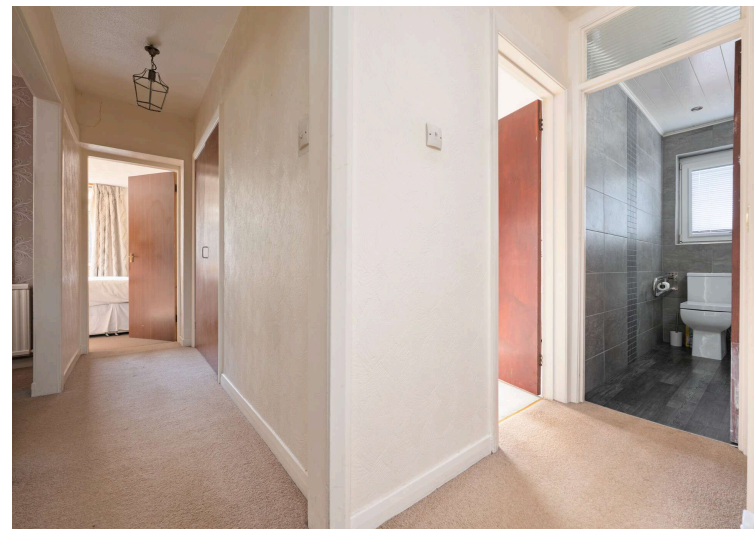
PROPERTY

16 Larch Grove, , Dunfermline, KY11 8AG

Offers Over £270,000



Unl





Welcome

A spacious three bedroom detached bungalow offering flexible accommodation formed over one level and situated within the ever popular Pitcorthie estate. The accommodation comprises a welcoming hall, generous lounge, separate kitchen, dining room, three well-proportioned bedrooms and a shower room. The layout offers good flexibility for a variety of buyers, with the dining room also lending itself to alternative use depending on individual requirements. The property further benefits well maintained gardens to the front and rear, driveway for several vehicles leading to detached single garage. The property is double glazed with gas central heating, essential viewing.

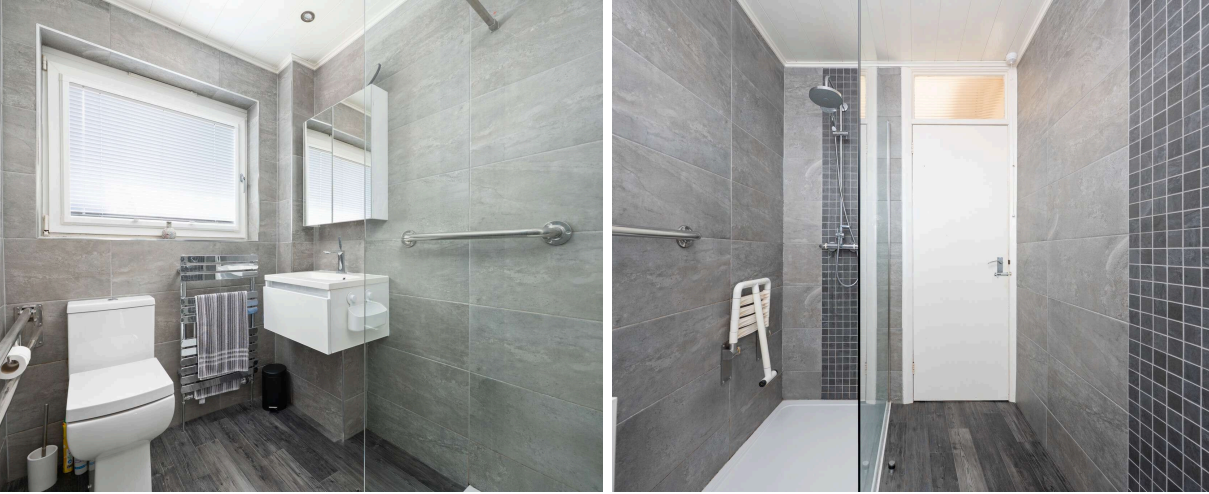


EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, curtains, bathroom and light fittings together with integrated appliances, Bosch washing machine and tumble dryer.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Dunfermline

The ancient capital of Dunfermline won its bid to have official status city 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

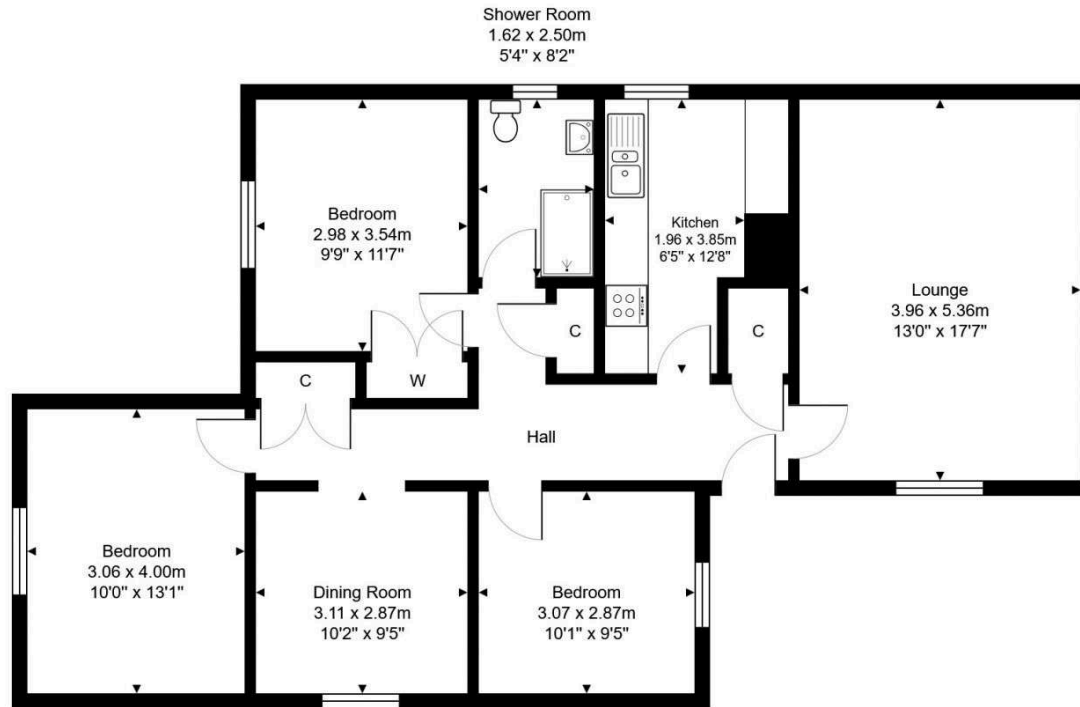


16 Larch Grove, Dunfermline, KY11 8AG

Total Area: 93.7 m² ... 1009 ft²



All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.