



37 Ochil Terrace, Dunfermline – KY11 4BP

Dunfermline

Offers Over **£165,000**





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37 Ochil Terrace

Dunfermline

Beautiful 3/4 bed end terrace villa with double driveway, south-facing garden, modern kitchen, 4-piece bathroom, and bridge views. Tastefully finished. Viewing recommended.

Council Tax band: C

Tenure: Freehold

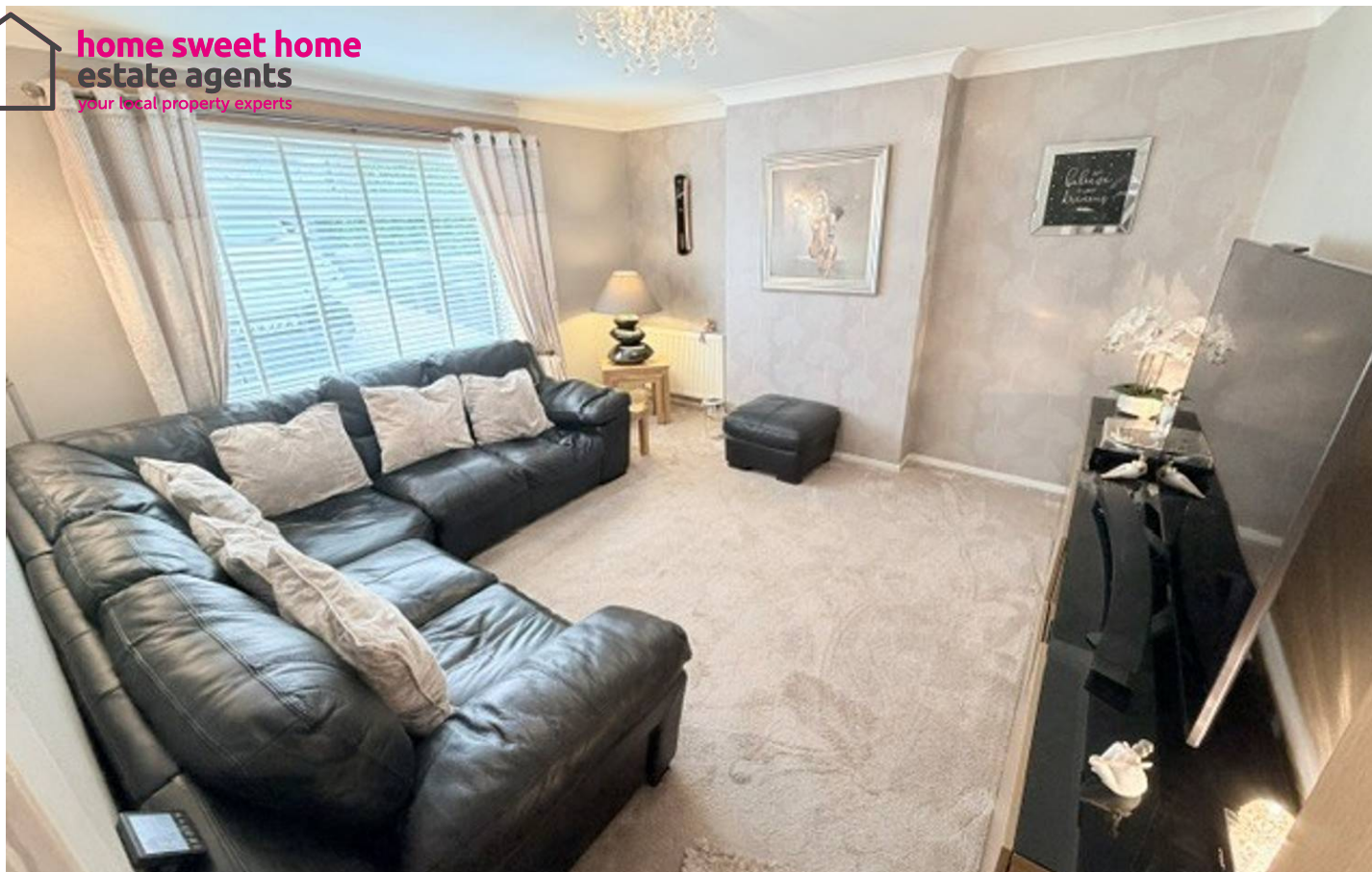
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL & SPACIOUS END TERRACED VILLA
- DBL DRIVE- PRIVATE SOUTH FAICNG GARDEN
- LOUNGE - DINING RM/ BEDROOM 4
- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN & APPLIANCES
- MODERN 4 PIECE FAMILY BATHROOM
- DG- GCH - EPC C - HOME REPORT £170,000
- STUNNING FAMILY HOME
- VIEWING HIGHLY RECOMMENDED
- TASEFULLY FINISHED THROUHOUT



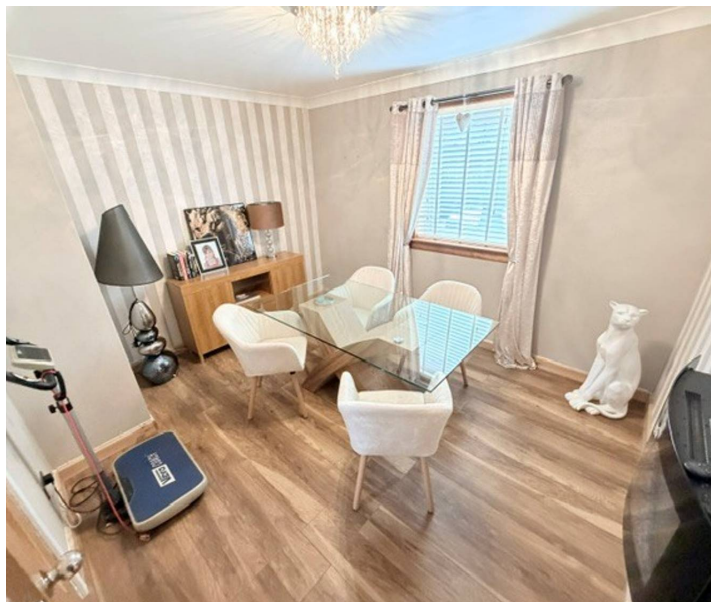
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GARDEN

DRIVEWAY

2 Parking Spaces

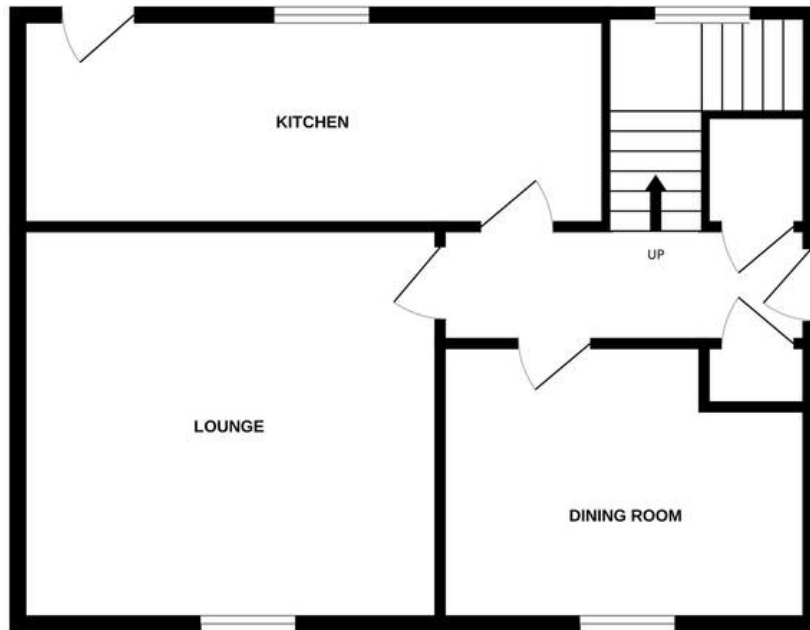




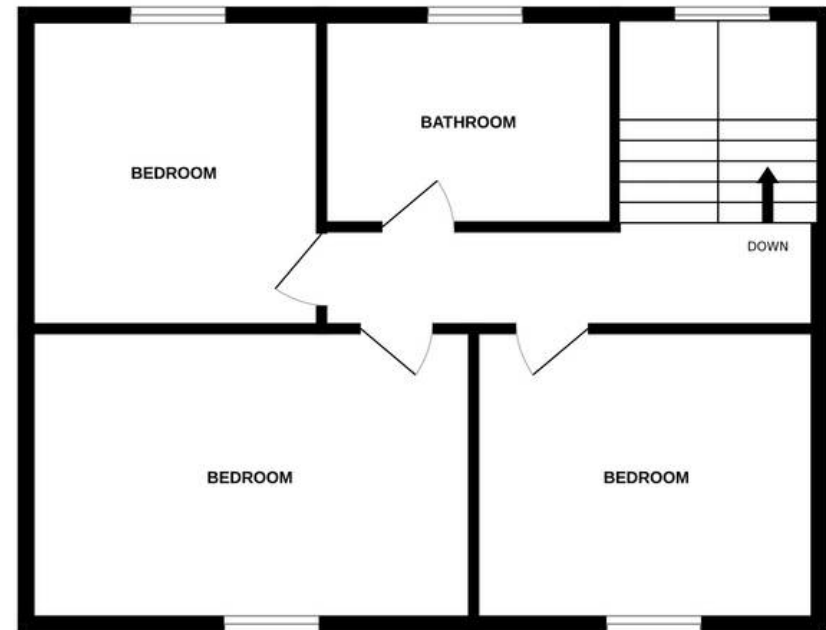
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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