



**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

33 South Larch Road

DUNFERMLINE, FIFE, KY11 4NT

Dunfermline

FIFE, KY11 4NT

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey, leaving a legacy of cultural magnitude and placing Dunfermline firmly on the map.

Today, Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini-golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. This home is an easy 35-minute commute to Edinburgh with only 10 minutes walk to Dunfermline Queen Margaret train station and quick access to M90.



33 South Larch Road

DUNFERMLINE, FIFE, KY11 4NT

South Larch Road is located within a popular residential development within the town of Dunfermline and convenient for local facilities supermarkets and amenities such as gym, leisure centre, parks and schools. This appealing detached villa is presented in a “magazine cover”, meticulous order offering commodious accommodation comprising of entrance hallway, lounge, dining kitchen, guest cloakroom, utility room, four bedrooms, one en-suite, and bathroom.

The house is dressed in Tangible Scandinavian glamour, each room has its personality, and the result is an uplifting space creating a modern functional home with room to entertain friends and family. Freshly decorated in a range of tasteful whites and neutral shades of grey and buoyed by a glossy fitted kitchen and a sharp new bathroom, this home is only 2 years old.

There are a number of extras the current owners had built into the new build and the garden is a delight and ready for the new owner. As we navigate our way through the events of recent months, many of us have to make adjustments- both big and small. Many workers will work from home, this concept is not a new one, however, this home will help you adapt.

There is a monoblock drive to the front for off-road parking for two vehicles in front of the single garage. A small deck area to the front is a perfect way to make good use of the front garden. The back garden is enclosed and has a patio the length of the house, creatively sectioned by ‘gabion’ planters for added interest.





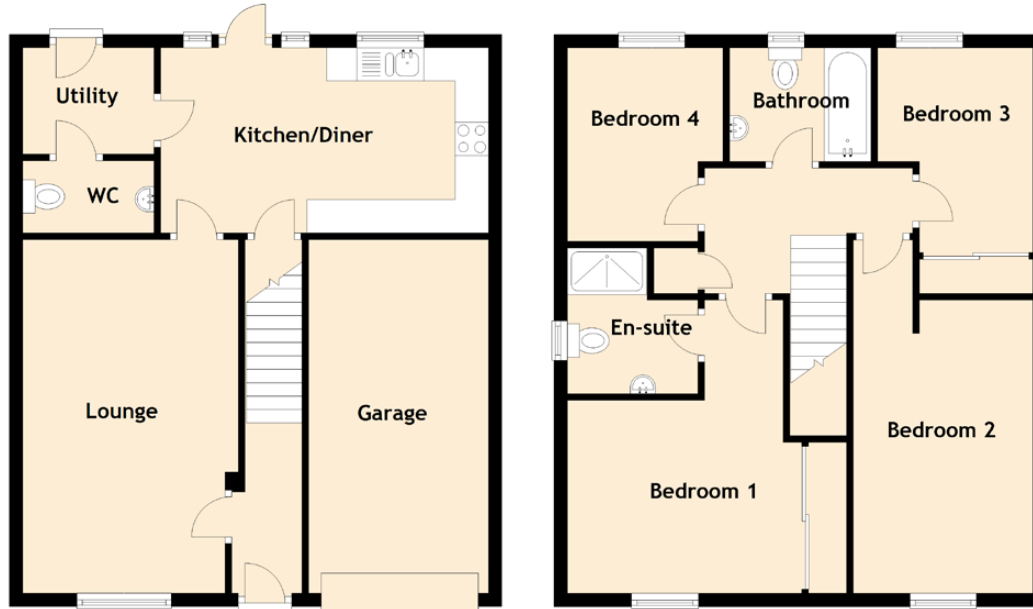






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



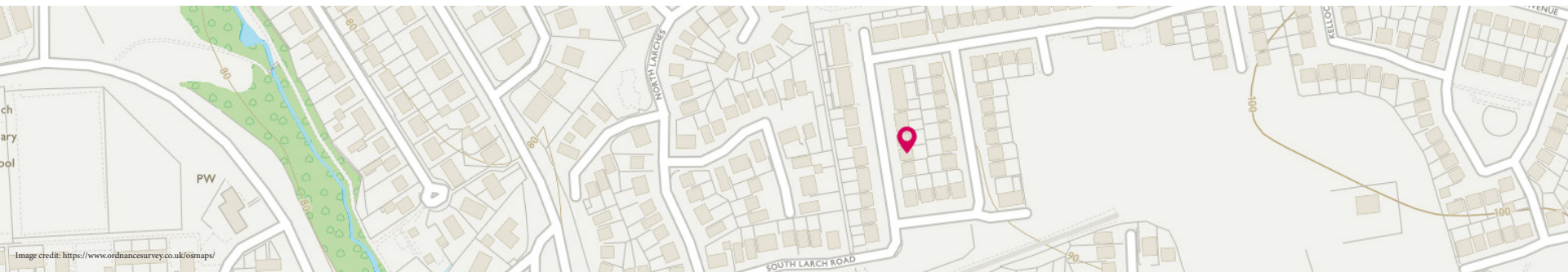
Approximate Dimensions (Taken from the widest point)

Lounge	5.26m (17'3") x 3.23m (10'7")
Kitchen/Diner	4.90m (16'1") x 2.77m (9'1")
Utility	1.96m (6'5") x 1.59m (5'3")
WC	1.96m (6'5") x 1.11m (3'8")
Bedroom 1	4.39m (14'5") x 4.18m (13'8")
En-suite	2.18m (7'2") x 1.95m (6'5")
Bedroom 2	5.13m (16'10") x 2.69m (8'10")
Bedroom 3	3.67m (12'1") x 1.70m (5'7")
Bedroom 4	2.90m (9'6") x 2.32m (7'7")
Bathroom	2.12m (6'11") x 1.70m (5'7")
Garage	5.24m (17'2") x 2.69m (8'10")

Gross internal floor area (m²): 99m² | EPC Rating: C

Extras (Included in the sale):

- Stylish kitchen with integrated dishwasher, fridge, freezer, double oven and under lighting
- Family bathroom with shower over bathtub and full wall mirror
- Built-in mirrored wardrobe in master bedroom including internal fittings
- AEG washing machine, light fittings, wooden blinds and extra wardrobe in the second bedroom included
- Additional furniture sale possible since current owners will move abroad





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer