

26 Tarmachan Close

DUNFERMLINE, KY11 8LD



Executive five bedroom family home in a desirable plot, truly walk-in condition



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26 Tarmachan close is a beautiful and very adaptable five-bedroom, three with en-suite shower room, detached villa which is quietly positioned in this highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.

THE LOUNGE



In more detail, the accommodation consists of a welcoming hallway with a cloakroom and WC.

The immediately impressive and bright family lounge has space for a range of furniture configurations and a window to the front which floods the room with natural light, the feature is the bespoke fire with surround. From the hall, access is gained into the snug or TV room that it is currently being used for.

THE SNUG



THE KITCHEN



The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop and floating island, providing a fashionable and efficient workspace. It further benefits from two integrated ovens, one a steam oven, hob, an extractor hood, Integrated full size larder fridge, full size larder freezer and a dishwasher. The dining/breakfasting area has space for a further dining table or a comfy sofa. In the utility room, there is also a washing machine. A large study completes the accommodation on the ground floor. This room would be ideal for those working from home.





THE UTILITY & STUDY





The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite shower room. The second and third bedrooms have fitted wardrobes and also benefit from their own Jack and Jill en-suite shower room. The remaining two bedrooms also have ample space for additional furniture. The contemporary, four-piece family bathroom suite completes this floor.

Access to the partially floored loft is gained from the landing. The property further benefits from gas central heating and double glazing.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



JACK & JILL EN-SUITE & BEDROOM 3



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The second and third bedrooms have fitted wardrobes and also benefit from their own Jack and Jill en-suite shower room



BEDROOM 4



BEDROOM 5

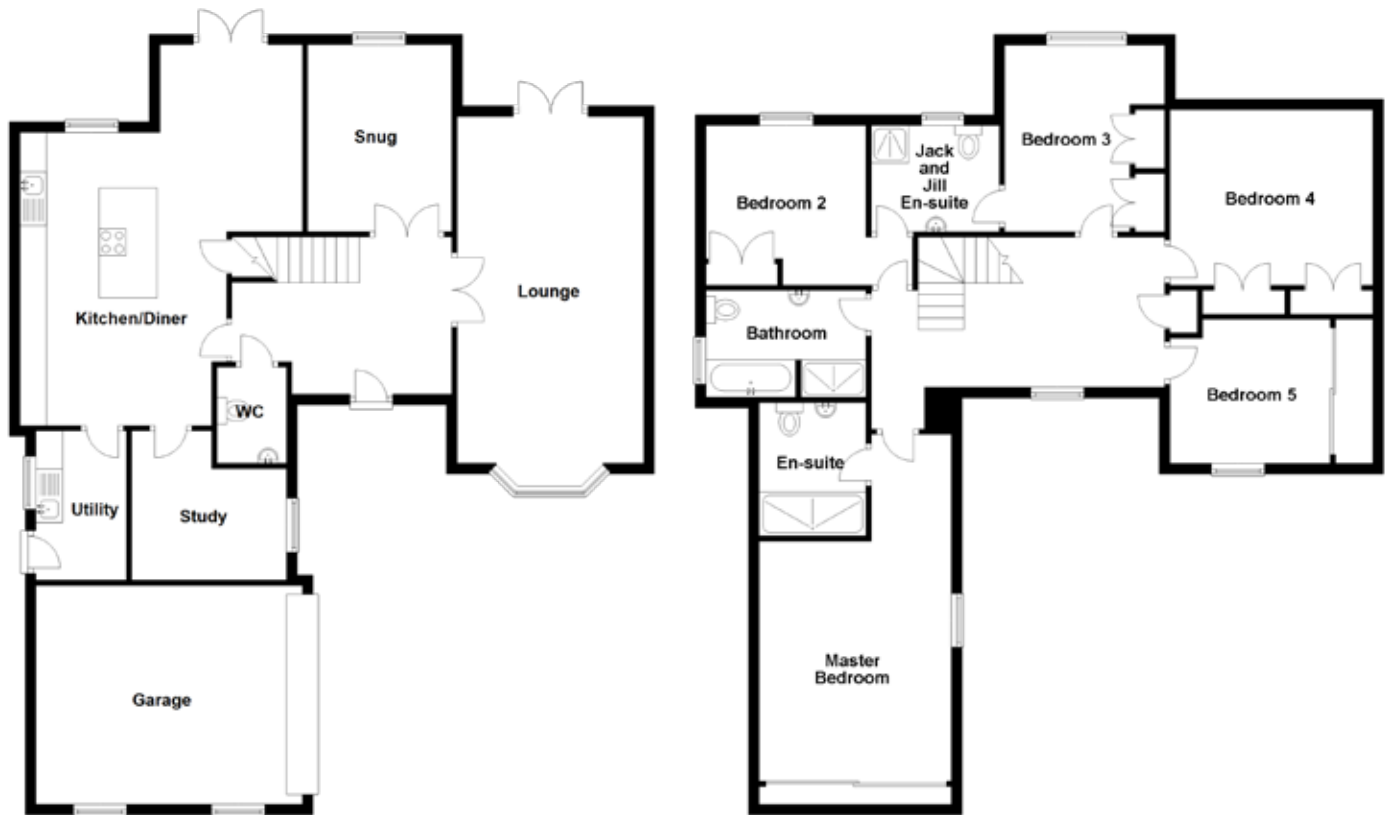


Externally, there is a driveway with space for three/four vehicles and access to the double garage (via a door in the utility room) which could easily be converted into additional living accommodation, subject to obtaining the necessary consent. The front garden is easy to maintain with artificial grass for low maintenance while the rear garden is a place where you and your family can thrive and benefits from thoughtful landscaping and design.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.50m (21'4") x 3.50m (11'6")
Snug	3.50m (11'6") x 2.70m (8'10")
Kitchen/Diner	7.14m (23'5") x 5.30m (17'5")
Utility	2.80m (9'2") x 1.70m (5'7")
Study	2.90m (9'6") x 2.80m (9'2")
WC	1.80m (5'11") x 1.30m (4'3")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Master Bedroom	6.50m (21'4") x 3.60m (11'10")
En-suite	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	3.87m (12'8") x 3.00m (9'10")

Jack and Jill En-suite

2.40m (7'11") x 2.00m (6'7")

Bedroom 3

3.50m (11'6") x 3.00m (9'10")

Bedroom 4

3.80m (12'6") x 3.20m (10'6")

Bedroom 5

3.10m (10'2") x 2.70m (8'10")

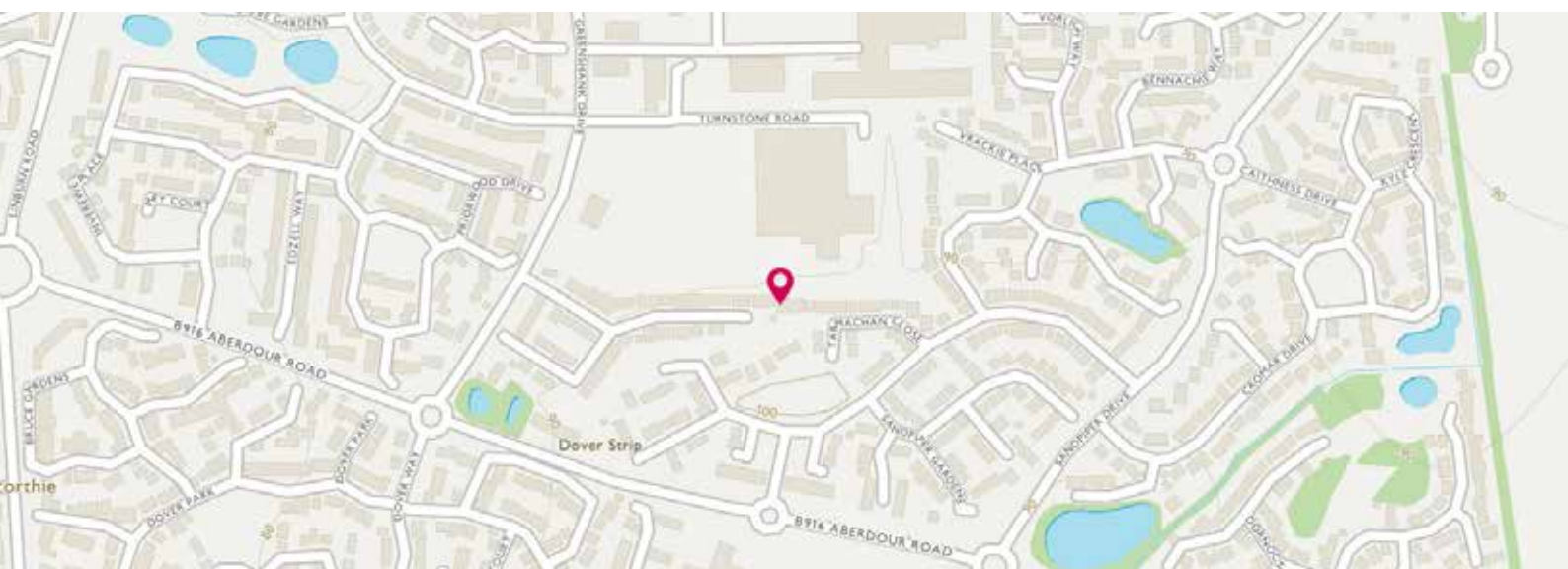
Garage

5.00m (16'5") x 4.10m (13'5")

Gross internal floor area (m²): 219m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings (excl. lounge) and integrated appliances.



THE LOCATION

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.





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 which is 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 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.



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