

# 10 Harrier Court

DUNFERMLINE, KY11 8JS



LOVELY FOUR BEDROOM FAMILY HOME  
CENTRALLY LOCATED CLOSE TO ALL AMENITIES



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We are delighted to bring to the market this lovely, four bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance to local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

On the ground floor a large lounge provides a modern living space with a view of the green space to the front of the house. The dining kitchen affords room for a dining table and chairs, as well as ample work surfaces and food preparation areas. A WC, separate utility room, and understairs storage completes the accommodation on the ground floor. Upstairs there are four good sized double bedrooms, with the master having a en-suite. The family bathroom is located on the upper level and consists of a white three-piece suite with overhead shower. The attic has been floored. This comfortable home also has gas central heating and double glazing.

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**Bedroom 1**







**Bedroom 2**







**Bedroom 3**







**Bedroom 4**



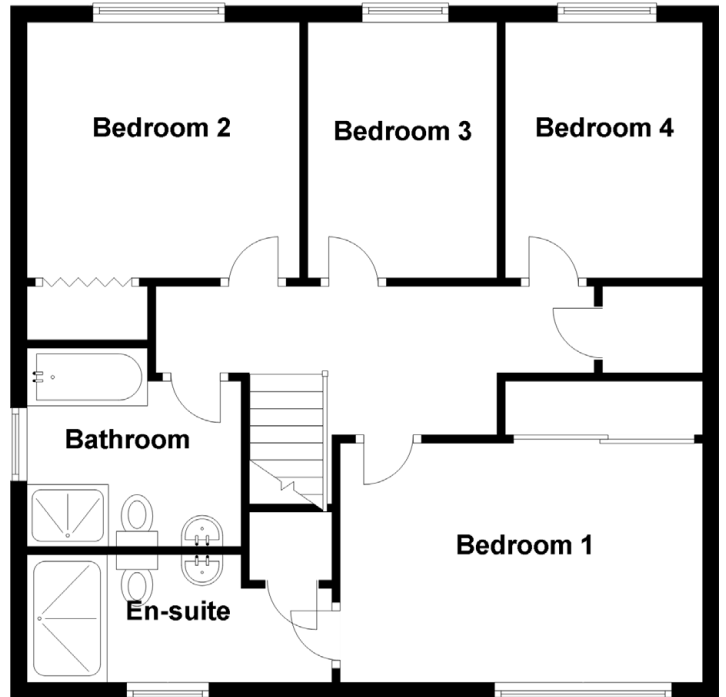
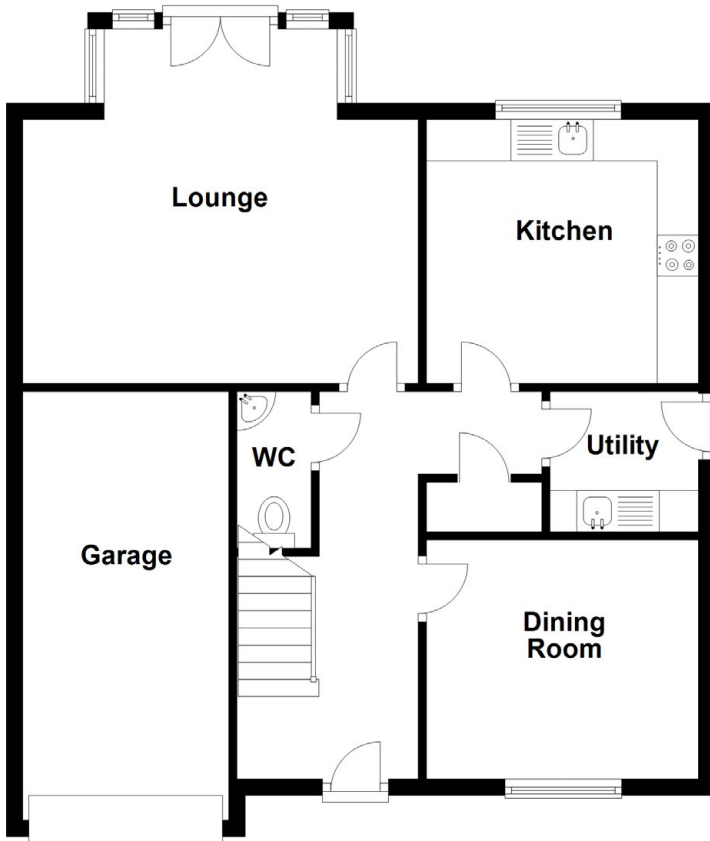












Approximate Dimensions  
(Taken from the widest point)

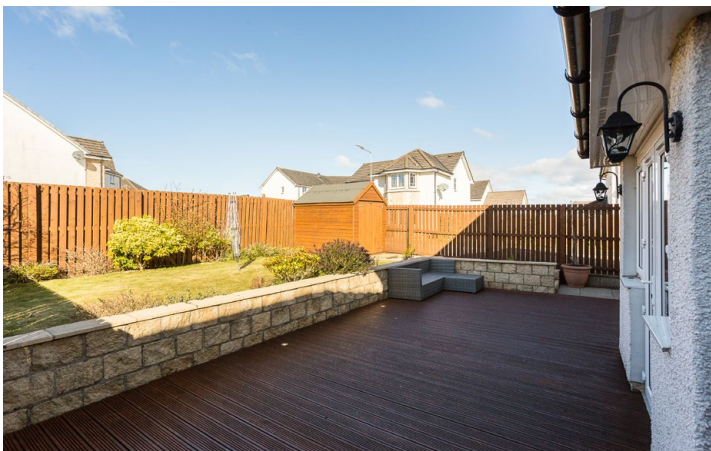
Lounge	4.80m (15'9") x 4.30m (14'1")
Kitchen	3.30m (10'10") x 3.20m (10'6")
Dining Room	2.90m (9'6") x 2.90m (9'6")
Utility	1.80m (5'11") x 1.70m (5'7")
WC	1.90m (6'3") x 0.90m (2'11")
Garage	5.20m (17'1") x 2.60m (8'6")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
En-suite	3.70m (12'2") x 1.40m (4'7")

Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.10m (10'2") x 2.30m (7'6")
Bedroom 4	3.10m (10'2") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 2.40m (7'11")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: C





Externally, the rear garden consists of a lawn, seating area. The garden is secured by fencing, perfect for outdoor living and safe for children and pets. To the front, there is a single garage and parking for three vehicles.

This is an excellent opportunity to acquire this spacious family home located in this desirable residential development.





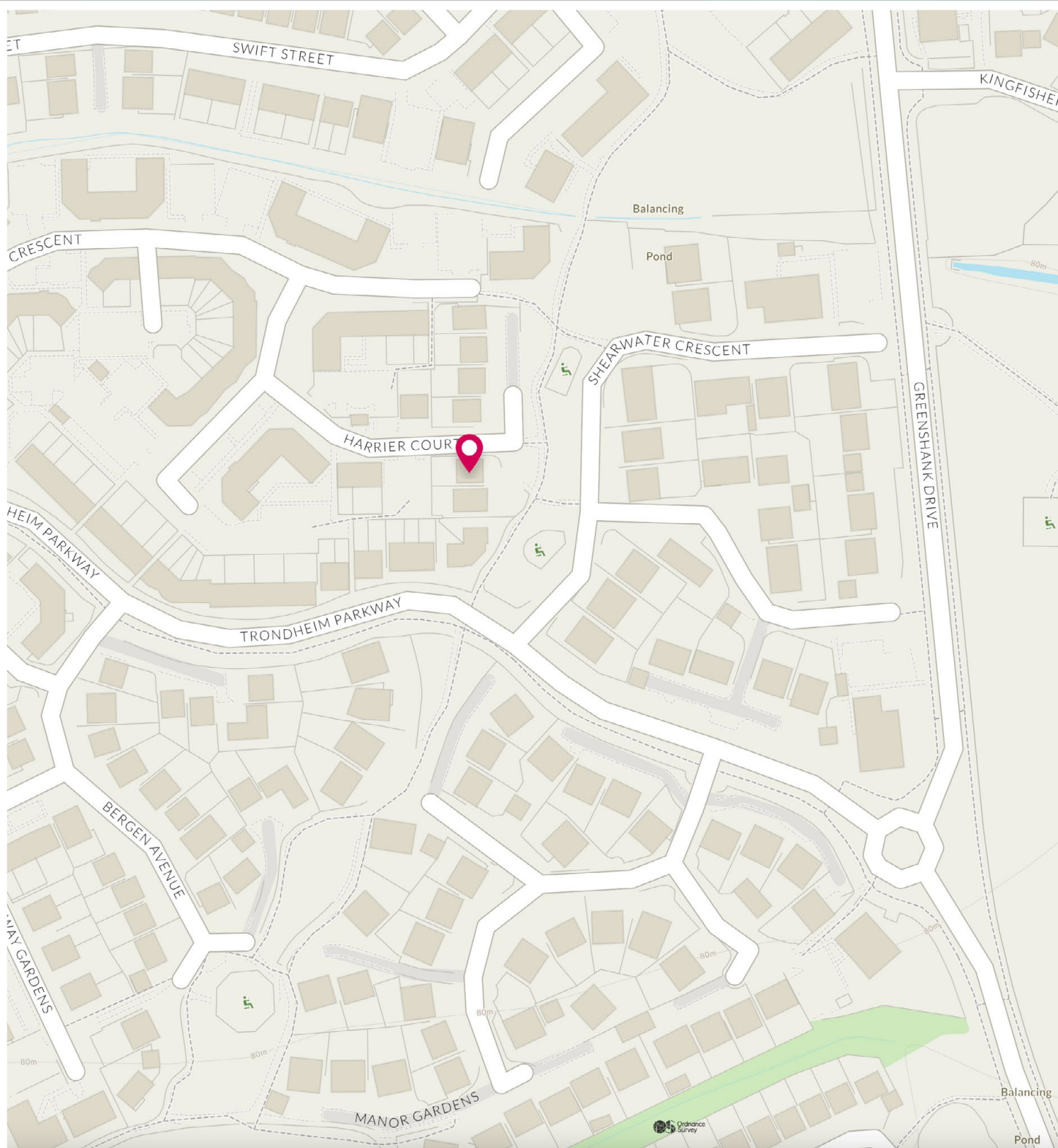
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The historic town of Dunfermline is a vibrant and culturally rich centre. The birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including The Kingsgate Shopping Centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf. For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers you have three private courses within close proximity.

Dunfermline is located approximately five miles from the Forth Crossing 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.

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