



Offers Over  
**£235,000**

## 9 South Larch Road

Dunfermline | KY11 4NT

Neilsons are delighted to offer on to the market this appealing detached villa, which forms part of a well-kept, established development, enjoying a superb high amenity location in the city of Dunfermline. The property boasts a delightful mature garden to the rear and is ideally located for the commuter, being within close proximity to Dunfermline Queen Margaret rail station, the M90 and the Queensferry Crossing.

-  4 bedroom
-  2 public room
-  3 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - F



## Description

The internal accommodation briefly comprises: entrance hall with stair leading to the upper level, generously proportioned dual facing reception/dining room, with focal fireplace, covering to ceiling and sliding doors leading directly out to the rear garden, kitchen fitted with a good selection of base and wall mounted modern units, with coordinated wipe-clean worktops, tiling to splash areas and a range of integrated appliances, utility room, convenient downstairs shower room/guest WC, upper hallway with built-in storage cupboard, bright and spacious principal bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms (both with storage), a single bedroom which would work well as a home office, and family bathroom with three piece suite, tiling to splash areas, and over-bath electric shower.



## Extras

All integrated appliances, floor coverings, blinds, curtain poles and fixtures will be included.

## Gardens and Driveway

To the front of the house there is a neat lawned area bordered by mature hedgerow, together with an extensive monobloc driveway which provides excellent off-street parking. Undoubtedly one of the standout features of this family home, is the spectacular private garden location to the rear. Enjoying a bright south facing aspect, the gardens have a wonderfully verdant feel, comprising areas of lawn, paved patio and decking, peppered with a variety of shrubs and beautiful mature trees. The gardens offer ample space to extend the house further, subject to obtaining the necessary consents.

## Viewing

By appointment through Neilsons (0131 625 2222).





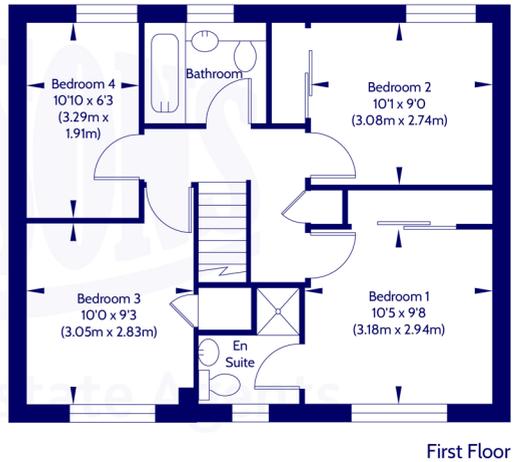
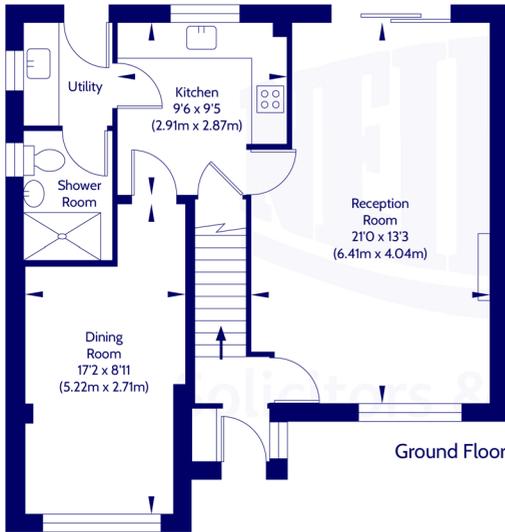
## Location

Scotland newest city, Dunfermline offers many attractions including its iconic Abbey and Carnegie Hall theatre. There are a superb range of amenities close at hand including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Dunfermline City Centre hosts a good variety of popular pubs, restaurants and boutique shops and nearby Fife Leisure Park is home to a ten-screen cinema, private health club, bingo, bowling and mini golf. For those who enjoy the outdoors, there are several public parks and woodlands throughout Dunfermline including the picturesque Pittencrieff Park which sits adjacent to Dunfermline Abbey and for the keen golfer, there are three private courses within close proximity.





Approx. Gross Internal Floor Area 107.52 Sq M / 1158 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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