



62 North Larches, Dunfermline – KY11 4NY

Dunfermline

Offers Over £269,995





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## 62 North Larches

Dunfermline, Dunfermline

For sale: Modernised Detached Villa with generous garden. Ideal for families. Flexible layout includes Lounge, Kitchen, Dining Room, Home Office, 3 Bedrooms, En-Suite, Bathroom, WC. Large drive, private rear garden. DG, GCH, EPC C. HOME REPORT £300,000. Alarm & CCTV. View now!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN DETACHED VILLA - HOME REPORT £300,000
- 3 DOUBLE BEDROOMS MASTER EN-SUITE
- DG- GCH - EPC C - 6 CAR DRIVEWAY
- LOUNGE - FAMILY ROOM/ OFFICE
- MODERN FITTED KITCHEN & DINING ROOM
- UPDATED FAMILY BATHROOM & SEP WC
- GENEROUS ENCLOSED GARDEN
- FLEXIBLE FAMILY HOME IN CUL DE SAC



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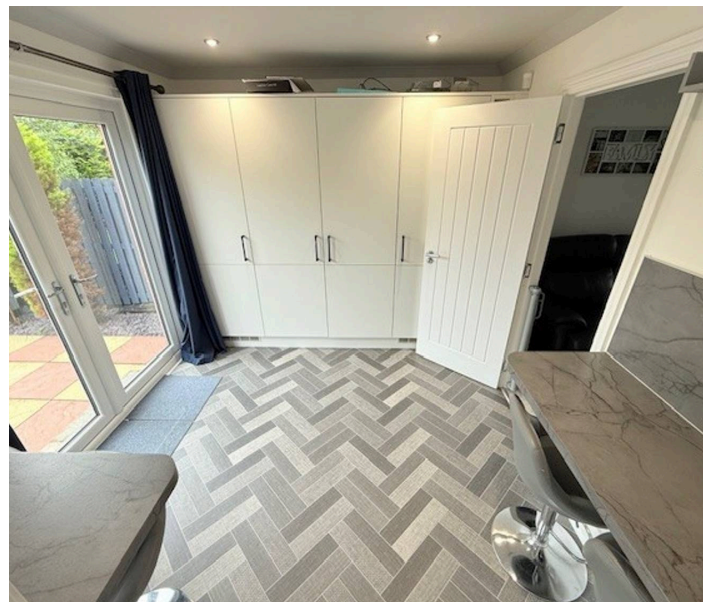
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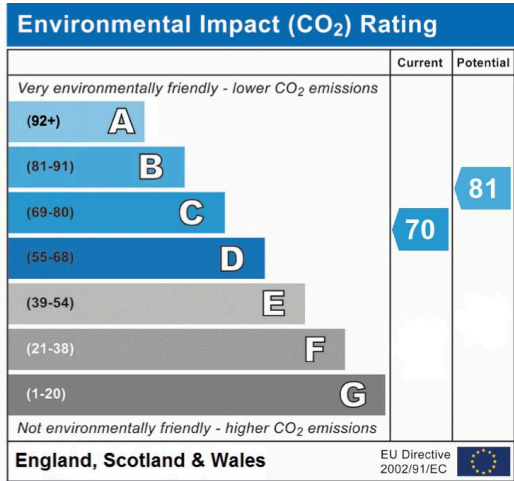
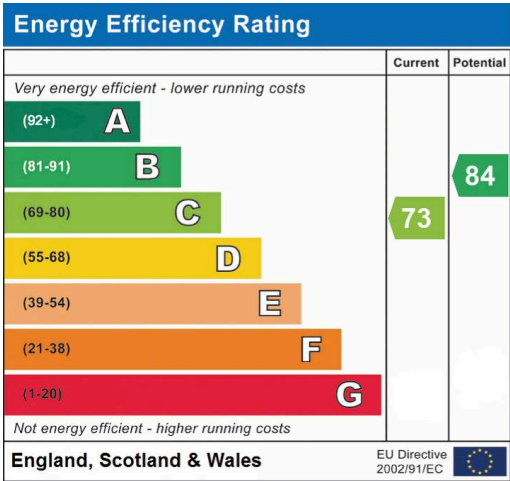


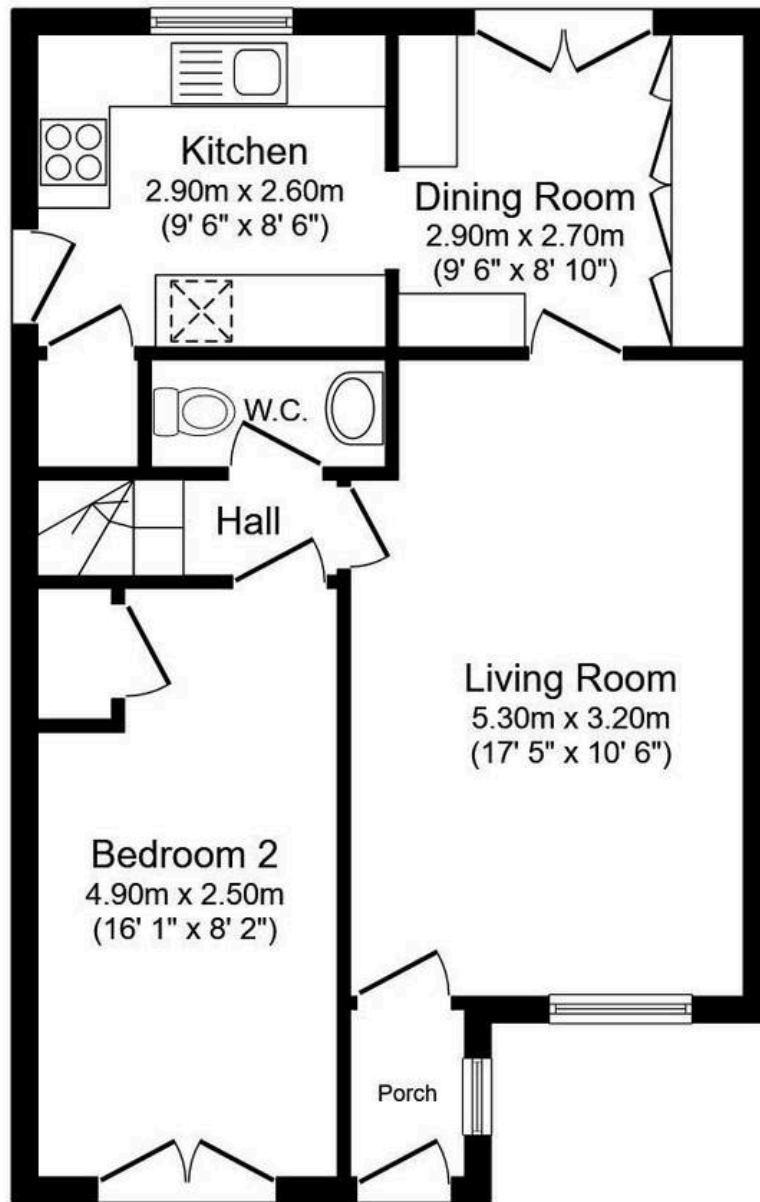
**GARDEN**

**OFF STREET**

**6 Parking Spaces**



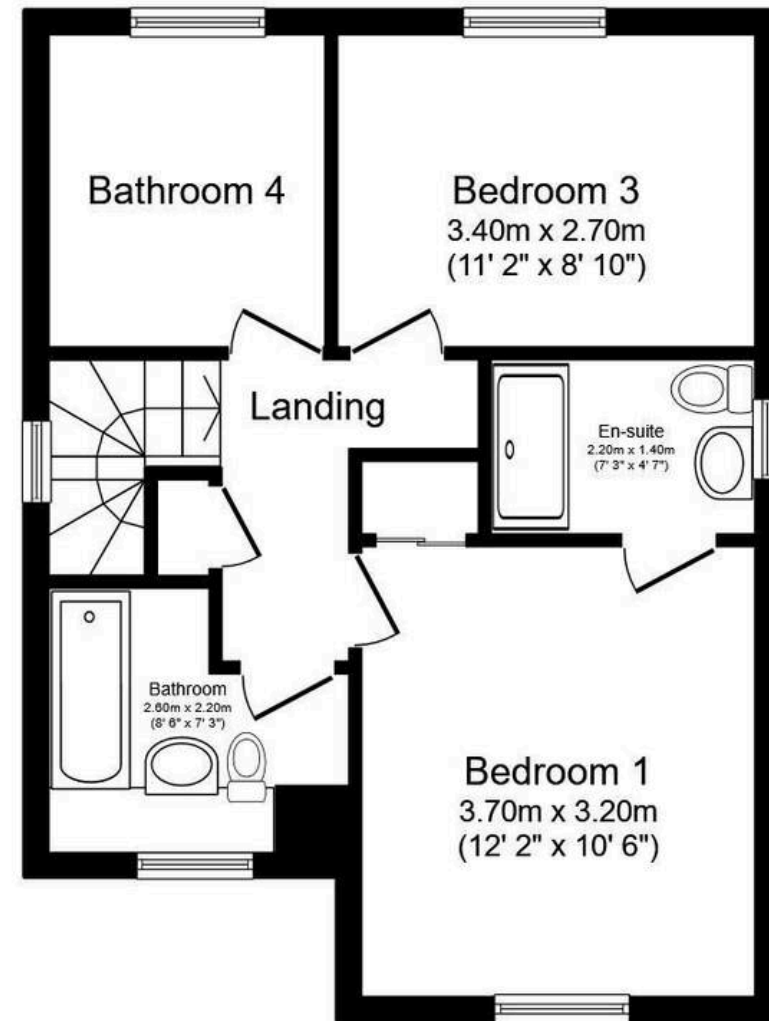




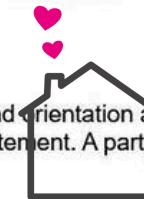
## Ground Floor

Total floor area 96.2 m<sup>2</sup> (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No warranty is given, and they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## First Floor



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