



**Stevenson Marshall**  
Property & Law

**20 North Larches, Dunfermline, KY11 4NU**

Offers Over £325,000

## A modern detached bungalow in highly sought after location, close to Queen Margaret Rail Halt.

Accommodation comprises:- entrance hallway, lounge, dining kitchen, conservatory, four bedrooms, master en-suite and family bathroom.



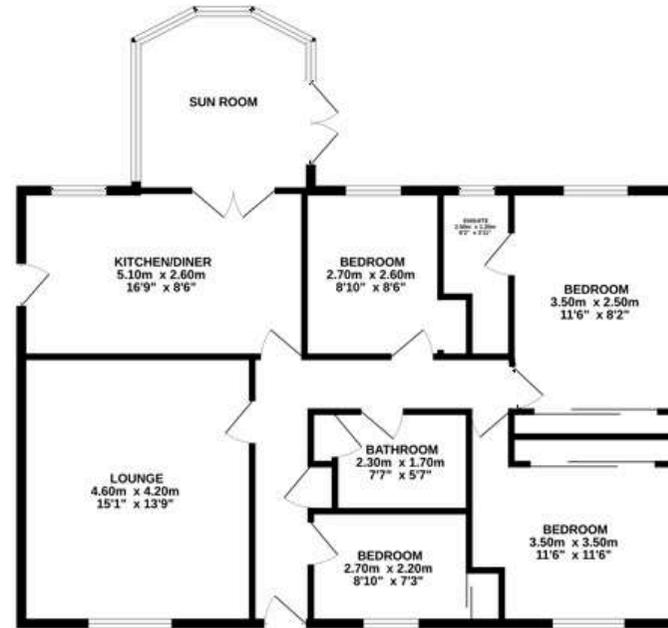


Gas central heating and double glazed windows are installed and the property benefits from excellent storage throughout, neutral decor and a flexible layout. There is a pull down Ramsay ladder and additional storage in the loft. The impressive walled corner plot boasts a west facing aspect to rear, generous lawn areas and spacious patio. A driveway and detached garage to side provide ample off street parking.





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floor plan is a guide only and should not be relied upon for any purpose. The floor plan is a guide only and should not be relied upon for any purpose. It is not a warranty or guarantee. Plans will be kept for 12 months.

Located off Linburn Road, North Larches enjoys a peaceful setting within walking distance of Queen Margaret Rail Halt (services to Edinburgh). There are well reputed secondary and primary schools all within easy reach and the Fife Leisure Park, Asda superstore and Halbeath Park & Ride facilities are close by. Dunfermline City Centre is approximately 2.5 miles away. The motorway network and Edinburgh airport can be reached quickly and easily and a regular bus service operates.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.