



Morgans

PROPERTY

35 Tarmachan Road, Dunfermline, KY11 8LA

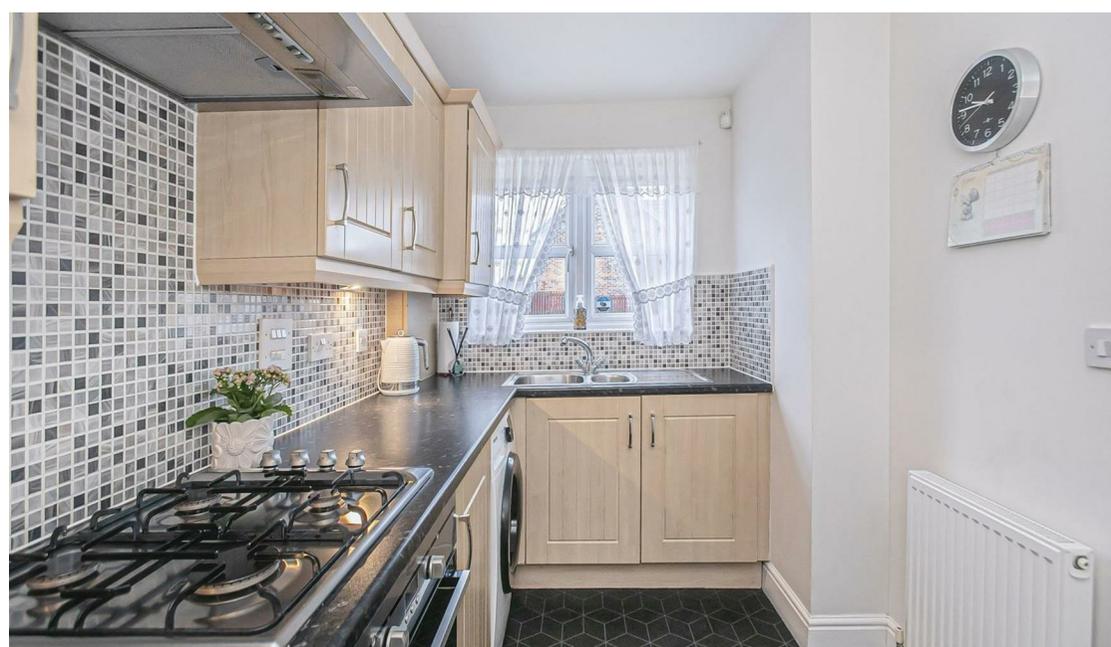
Offers Over £279,950







35 Tarmachan Road is a well appointed detached home on this popular executive estate. Superbly presented, and in a move in condition, the villa offers flexible accommodation due to the garage conversion into a double bedroom with en-suite wet room. The accommodation benefits from gas central heating, double glazing and ample storage. It briefly consists of three double bedrooms upstairs, one with en-suite and a family bathroom and an airing cupboard. Downstairs there is an entrance hallway, wc, cloakroom, double bedroom with en-suite wet room, fitted kitchen and living/dining room which leads to a enclosed garden with patio and artificial lawn area. Perfect for young children and pets. There is a monobloc double driveway to the front providing off road parking and well maintained gardens. Essential Viewing.





## LOCATION

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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 and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

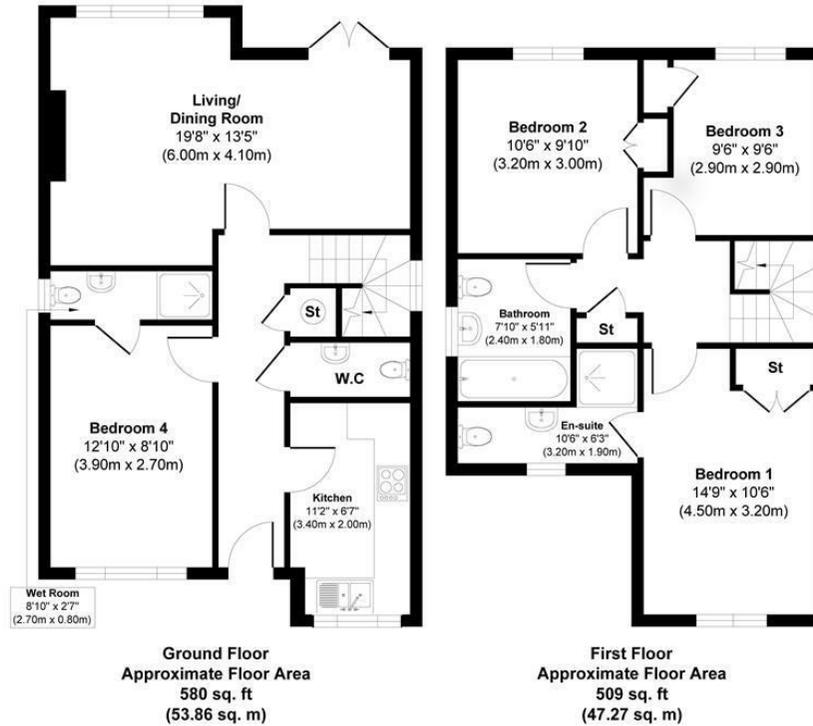
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 1089 sq. ft / 101.13 sq. m

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