



Morgans

1 Tarmachan Close  
Dunfermline, Fife, KY11 8LD  
Offers in the region of £225,000



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Impressive detached villa positioned on enviable corner plot in sought after residential area of Duloch. There are excellent amenities and schooling close by. The spacious and versatile accommodation split over two levels comprises: entrance hall, living/dining room with bay window, stylish dining kitchen, utility room, family room, downstairs WC, master bedroom with en-suite and built-in wardrobe, further three bedrooms and family bathroom. The property benefits from gas central heating, double glazing and ample storage throughout. Attractive gardens to the front and rear with patio area. Driveway for several cars. Early viewing highly recommended. EPC RATING C.



## LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace 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 associated with a modern City. 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.

## MEASUREMENTS

LIVING ROOM 25'3 x 11'2

FAMILY ROOM 17'9 x 8'6

KITCHEN 12'2 x 8'10

UTILITY 5'7 x 5'3

WC 5'3 x 3'3

MASTER BEDROOM 13'5 x 11'2

EN SUITE 7'3 x 3'3

BEDROOM 2 15'9 x 14'1

BEDROOM 3 9'6 x 7'3

BEDROOM 4 10'6 x 6'3

BATHROOM 9'2 x 6'3

## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline City centre head south via St Margaret's Drive proceeding straight ahead under the railway bridge into Bothwell Street. Continue through a further roundabout to the second main traffic light junction and turn left into Aberdour Road.

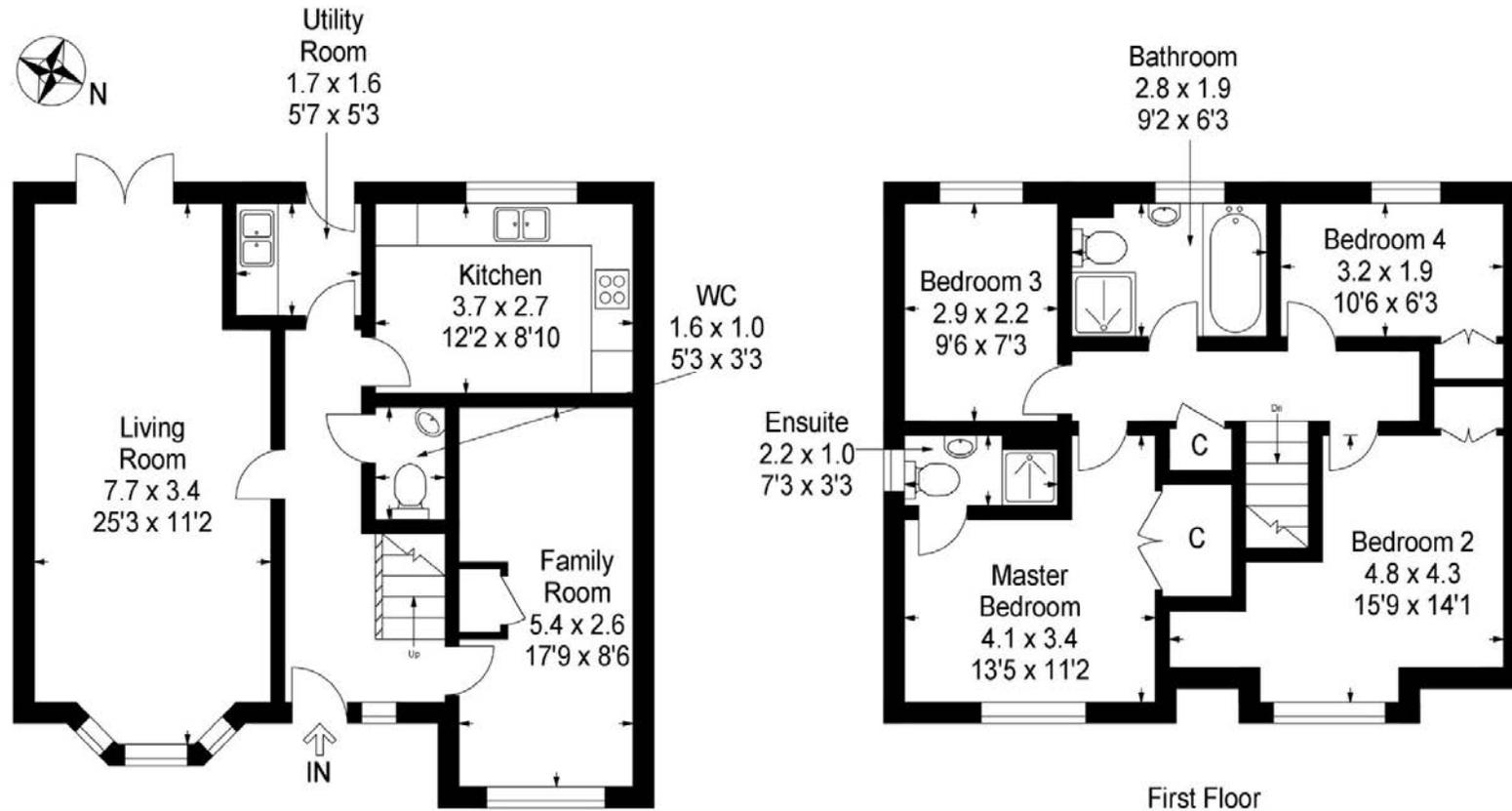
Continue along until you come to Masterton Roundabout where you will proceed straight over. At the next roundabout proceed straight over again where you will pass Masterton Primary School on the right hand side and Tarmachan Road is the turning on the left, where you will see the property as signposted on the left.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







Ground Floor

First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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