



8 GARDEN PLACE, CAIRNEYHILL, KY12 8XA

Excellent opportunity to acquire this detached family home situated in quiet cul de sac within popular residential village. The subjects offer family accommodation over two levels, on a corner plot with monoblocked driveway and single car garage together with entrance hall, downstairs WC, lounge open plan through to dining kitchen. On the upper level there are three bedrooms with family bathroom. The property is double glazed with gas central heating together with gardens to front and rear. Early viewing is highly recommended to appreciate the accommodation and keenly priced property on offer. EPC RATING D.

LOCATION

The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, post office, petrol station, hotel, nursery/ primary school, community centre and church together with Forester Park Golf and Country Club. There is also quick easy access to the M90/M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There is a regular bus service providing easy access to the nearby city of Dunfermline where a wider range of facilities can be found.

ENTRANCE

Entry to the property is gained via a secure UPVC door leading into carpeted entrance hall. Staircase leading to the upper level. Radiator.

LOUNGE 13'8" X 10'5" (4.17m X 3.18m)

Spacious front facing lounge with picture window. Laminate flooring throughout. The main focal point of the room is the attractive cast iron feature fire place. Ceiling coving. Radiator. Open plan to dining room.

KITCHEN/ DINING ROOM 16'10" X 11'2" (5.13m X 3.40m)

The dining room has a picture window to the rear overlooking the gardens. Laminate flooring throughout. Radiator. Ample room for large dining table and chairs. The kitchen is fitted with an abundance of base and wall units. Complementary worktops and tiling to splash areas. Integrated appliances include stainless steel sink with mixer tap plumbed for automatic washing machine. Five burner gas hob and electric hob and overhead stainless steel extractor hood together with integrated dishwasher. Spotlights to ceiling. Laminate flooring. Window to side and secure double glazed door to rear gardens.

DOWNSTAIRS WC

An essential in any family home, well presented wc facilities with wash hand basin and white wc. Laminate flooring throughout. Storage cupboard giving access to boiler.

UPPER LEVEL

Carpeted staircase leads to the upper landing which is carpeted throughout with access to attic. Storage cupboard.

BEDROOM 1 13'7" X 9'2" (4.14m X 2.79m)

Well presented good sized double bedroom with triple window formation. Stripped and varnished floor boards throughout. Ample room for free standing furniture. Radiator.

BEDROOM 2 11'9" X 10'3" (3.58m X 3.12m)

Second double bedroom is rear facing with triple window formation and outlook over garden. Laminate flooring. Integral cupboard housing the hot water tank. Radiator.

BEDROOM 3 10'3" X 7'5" (3.12m X 2.26m)

The third bedroom is front facing with laminate flooring. Storage cupboard. Radiator.

BATHROOM 6'3" X 6'1" (1.91m X 1.85m)

Modern and stylish family bathroom comprising three piece white suite with concealed cistern and under sink storage. Whirlpool bath with triton shower and screen. The bathroom is tiled to all splash areas. Complementary floor tiles. Chrome towel radiator.

GARAGE/DRIVEWAY

There is a single car garage with up and over door together with mono blocked driveway giving access for several vehicles.

GARDENS AND GROUNDS

Well established and mature gardens to the front and rear. The front garden is laid out with pebbled areas and paving stones for easy maintenance. Secure gate to the side leads to the rear gardens which benefit from a southernly aspect. Patio area ideal in the summer months for garden furniture/alfresco dining. Mature plants and shrubs surrounding. The rear gardens are bounded by fencing providing a child and pet safe environment.

EXTRAS INCLUDED IN SALE

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

VIEWING

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

Travelling west on the A994 from Dunfermline proceed through the village of Crossford and as you enter the village of Cairneyhill turn right after Burnbank into Drummornie Road and take the second turning on the right into Garden Place where the property is situated at the end of the cul de sac on the right hand side as sign posted.

MORGANS PROPERTY PACKAGE

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Fixed Price £135,000