



M o r g a n s

6 Rose Gardens
Cairneyhill, KY12 8QS
Offers in the region of £240,000



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Superb 5 double bed detached villa in the popular West Fife town of Cairneyhill with local amenities and Cairneyhill Primary School within walking distance. The versatile accommodation comprises of; entrance vestibule, reception hall, family room/fifth bedroom, stylish breakfasting kitchen with range cooker and additional features, dining room with French doors to garden, utility room and downstairs WC. On the split level; lounge with French doors to the terrace area. On the upper level; master en-suite with three piece modern suite and jacuzzi/steam shower, further three bedrooms with fitted wardrobes and newly fitted four piece family bathroom. The upper landing has been cleverly utilised as an open plan office/study area. The property benefits from gas central heating, double glazing, ample storage and partially floored attic. Gardens to the front with driveway, integrated garage with remote controlled door and an office area to the rear. Viewing essential. 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 Forrester 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.

MEASUREMENTS

FAMILY ROOM/5TH BEDROOM 13'7 x 10'8

DINING ROOM 13'6 x 11'4

BREAKFASTING KITCHEN 13'1 x 10'8

UTILITY ROOM 10'8 x 5'7

DOWNSTAIRS WC 5'9 x 3'2

LOUNGE 19'6 x 8'5

MASTER BEDROOM 14'7 x 11'1

EN-SUITE 8'7 x 3'2

BEDROOM 2 11'1 x 10'9

BEDROOM 3 11'4 x 8'2

BEDROOM 4 12'4 x 8'2

BATHROOM 8'7 x 5'7

OFFICE (REAR OF GARAGE) 8'5 x 6'5

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EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 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 Drummormie Road. Following the road round, take the last turning on the right into Greycraigs bearing left onto Rose Gardens where you will see the property signposted on the right hand side.

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.





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.

Morgans

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
 33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
 TEL: 01383 620222
 WWW.MORGANLAW.CO.UK

