

Morgans

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





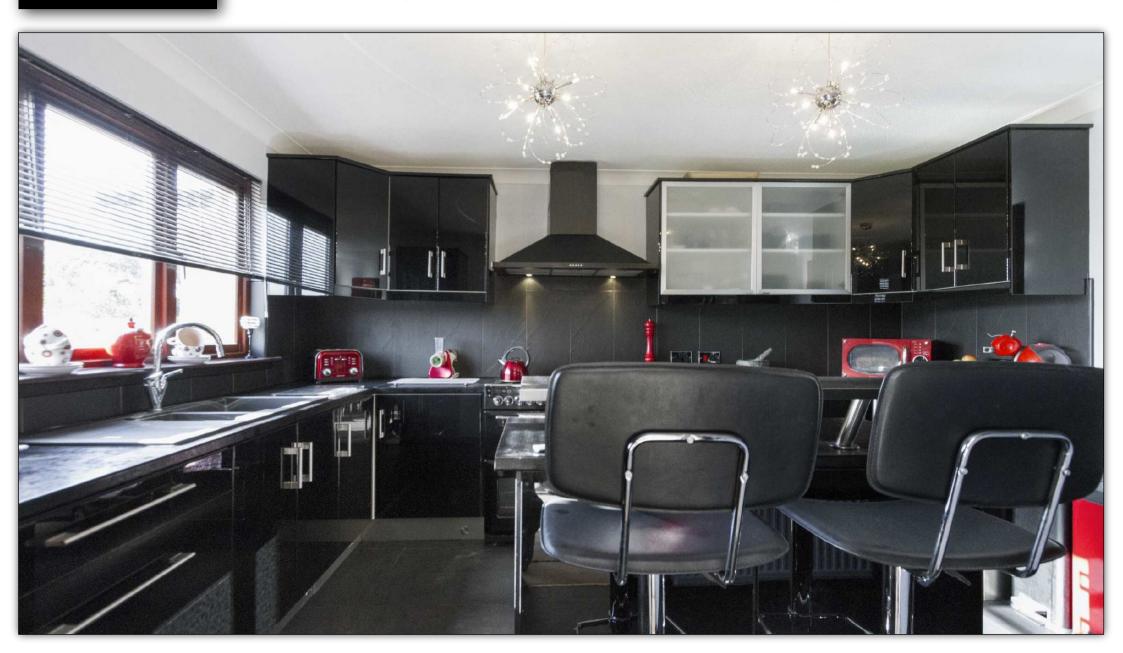






# 6 Rose Gardens Cairneyhill KY12 8QS

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

#### 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.

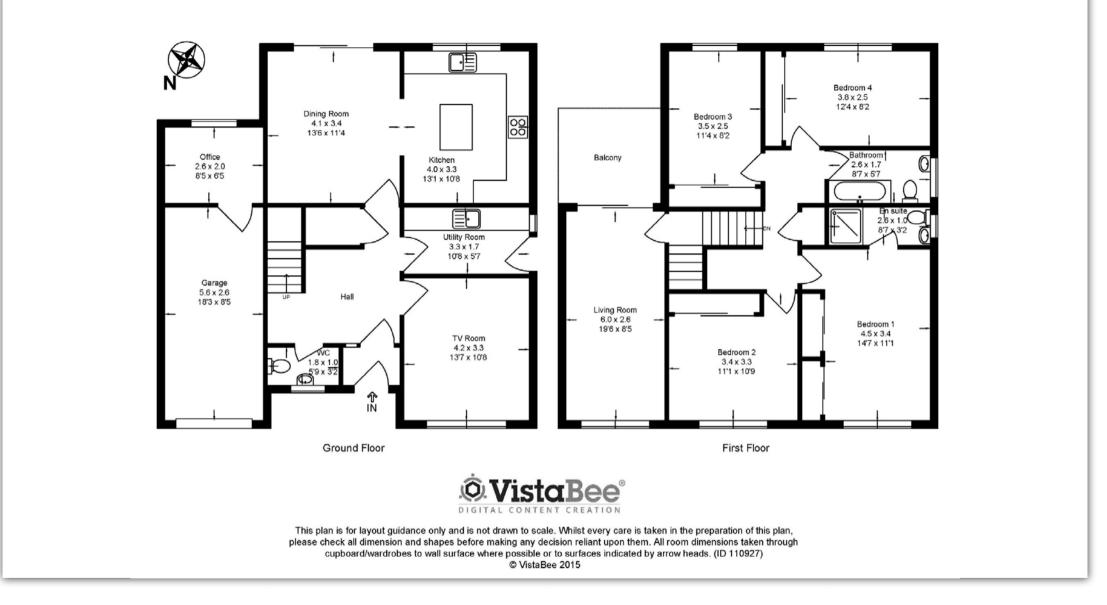
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