



M o r g a n s

12 Pleasance Brae  
Cairneyhill, Fife, KY12 8FA  
Fixed Price £262,000







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Impressive detached villa tastefully extended providing versatile living accommodation. Pleasance Brae is a much sought after location close to local amenities, schooling and transport links. Cairneyhill is ideally placed for the commuter within close proximity to the A985 for Kincardine, M90 motorway network and Forth Bridges. The spacious accommodation comprises: entrance hall, cloakroom, downstairs wc., study, living room, bedroom five, stylish and contemporary fitted kitchen with breakfast bar, utility room, steps down to the open plan dining area and sitting room. On the upper level: Four bedrooms one en-suite all with built in wardrobes, family bathroom with separate shower cubicle. The property benefits from double glazing, gas central heating and ample storage throughout. Attractive and well maintained gardens to the front and rear with raised flower beds, patio area and garden shed. Single integral garage. Early viewing recommended. EPC RATING C









## 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

LIVING ROOM 17'9 x 12'10

SITTING/DINING ROOM 22'8 x 20'4

STUDY 9'6 x 6'7

KITCHEN 17'1 x 12'10

UTILITY 8'10 X 7'3

BEDROOM 5 10'6 X 9'10

DOWNSTAIRS WC 5'11 X 3'3

MASTER BEDROOM 12'10 X 12'2

ENSUITE 9'6 X 3'11

BEDROOM 2 9'10 X 9'2

BEDROOM 3 9'10 X 9'6

BEDROOM 4 10'6 X 8'2

BATHROOM 9'6 X 7'7

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## EXTRAS INC. IN SALE

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

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222

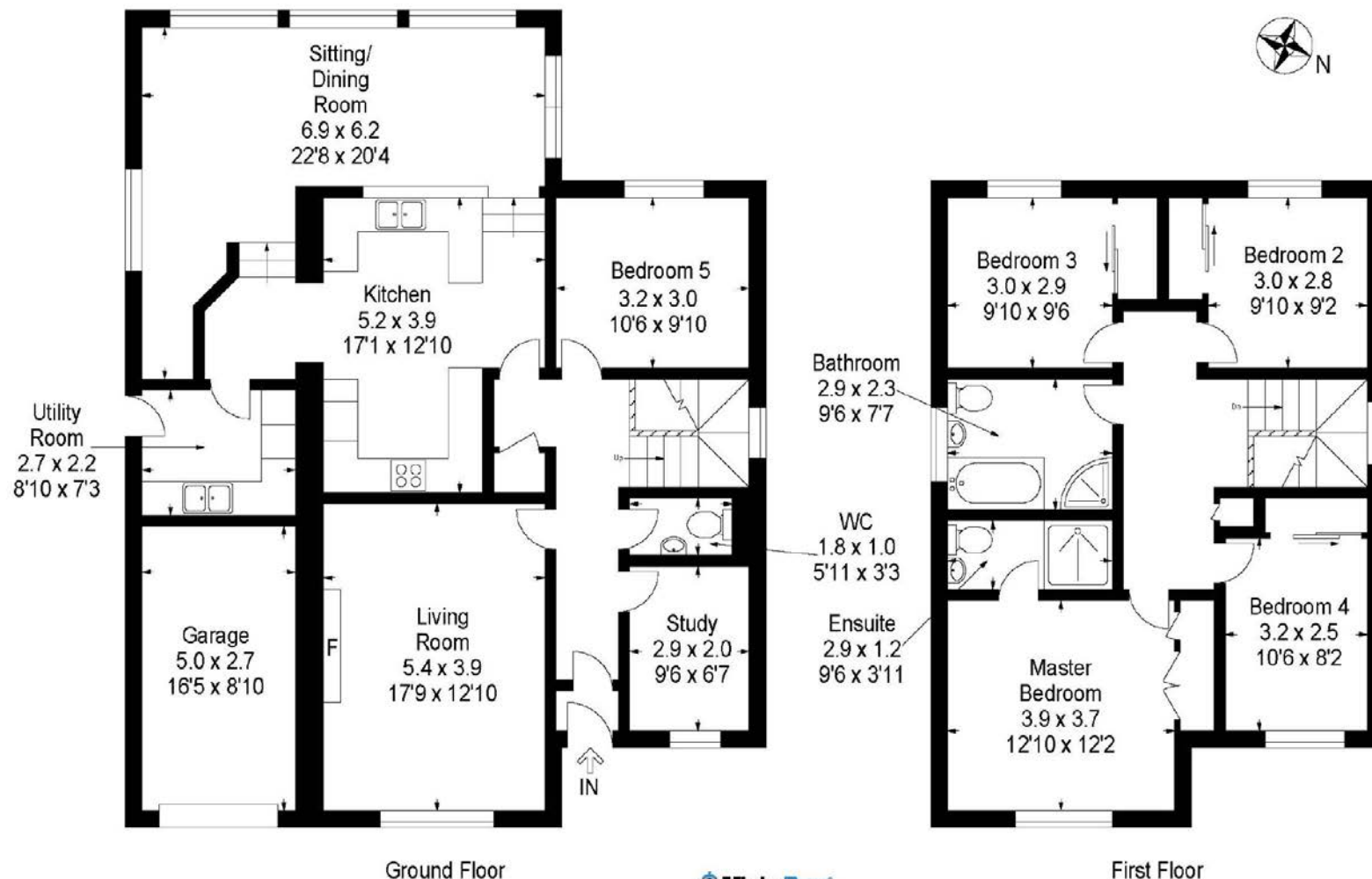
## TRAVEL DIRECTIONS

On entering the village of Cairneyhill take the first turning on your left signposted Pleasance Brae where the property is situated as signposted.

## 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.

**Morgans**

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