



M o r g a n s

4 Rose Gardens
Cairneyhill, KY12 8QS
Fixed Price £299,500



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UNDER HOME REPORT VALUATION. Essential Viewing. Exceptional executive detached bungalow offering generous accommodation throughout, a credit to the present owners well presented and stylish with quality fixtures and fittings. Ideal family home in move in condition. Subjects comprise: entrance vestibule, reception hall, good storage and attic. Solar Panels. Thermodynamic Hot Water System. Lounge, dining room and kitchen. Four bedrooms with master en-suite and four piece family bathroom. There are attractive landscaped gardens providing a child and pet safe environment, Decking and patio. Double monobloc driveway leading to detached double garages. Essential Viewing. EPC RATING B.





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

LOUNGE 16'9 x 16'1

DINING ROOM 11'10 x 9'10

KITCHEN 13'5 x 11'6

MASTER BEDROOM 17'1 x 11'10

EN-SUITE 8'10 x 3'11

BEDROOM 2 15'9 x 9'10

BEDROOM 3 12'2 x 11'2

BEDROOM 4 13'5 x 8'2

BATHROOM 13'5 x 5'11

EXTRAS INC. IN SALE

All floor coverings, blinds, curtains, bathroom and light fittings together with all white goods except automatic washing machine.

VIEWINGS

All viewings by appointment via Morgans.

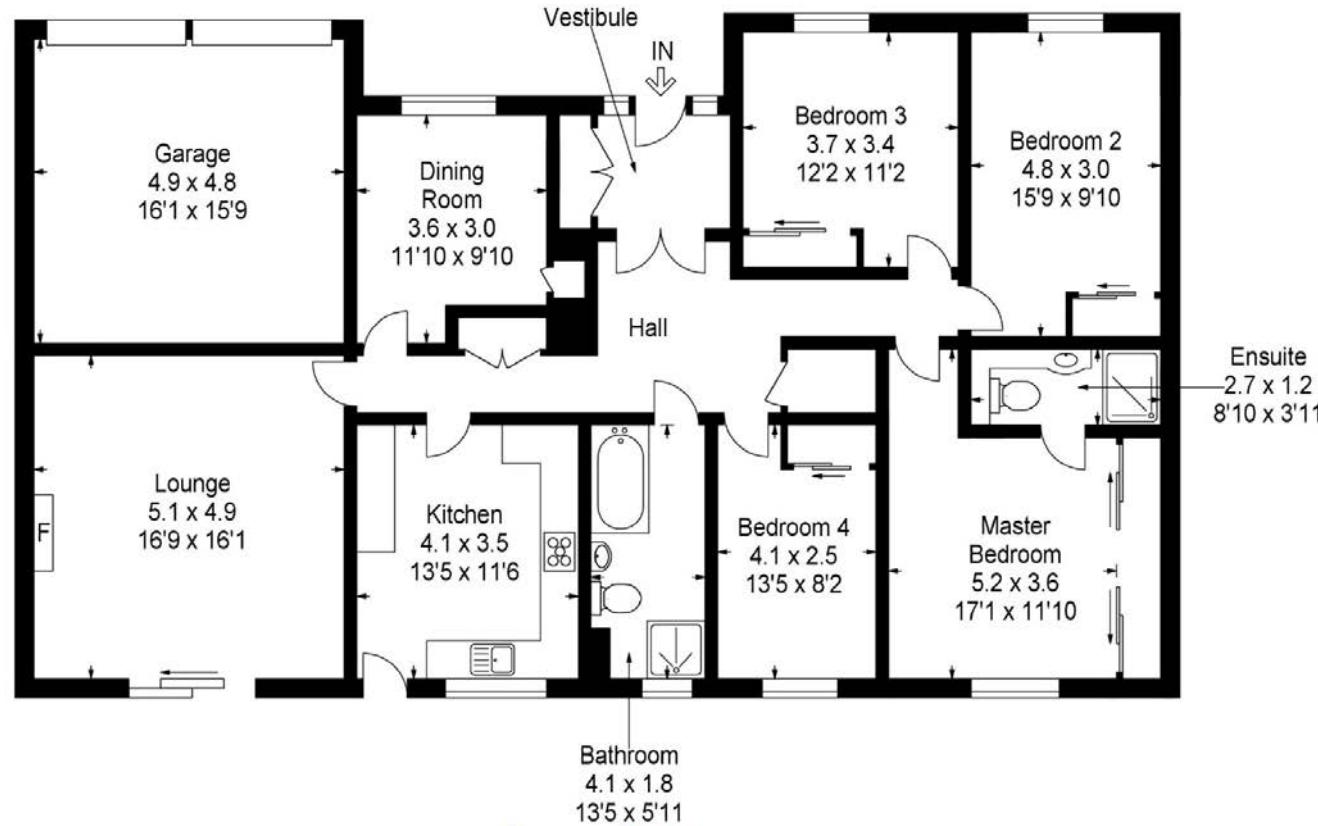
TRAVEL DIRECTIONS

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.





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DIGITAL CONTENT CREATION

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.

M o r g a n s

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