



Morgans

PROPERTY

16 Cairns Crescent, Dunfermline, KY12 9FH

Offers Over £320,000





Four-bedroom detached villa



Well-proportioned kitchen



Living Room



Family bathroom with en suite



Separate dining room



Single Detached Garage



EPC Rating -



Council Tax Band -

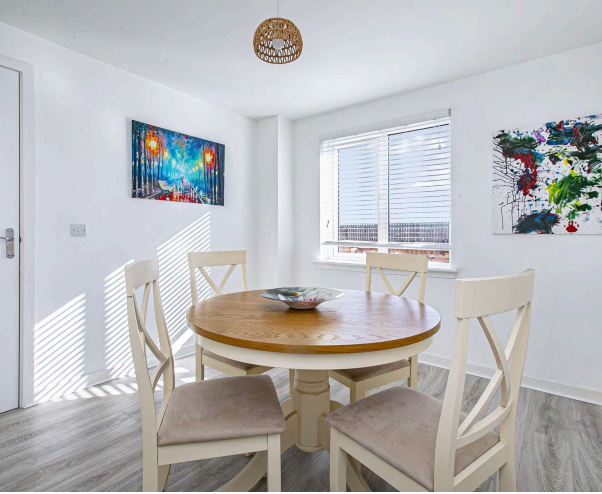




Welcome

This spacious four-bedroom detached villa offers well-balanced accommodation over two levels, making it an ideal family home in a popular residential location. The ground floor features a bright and comfortable living room, perfect for everyday relaxation, along with a separate dining room providing an excellent space for family meals and entertaining. The well-proportioned kitchen offers ample storage and workspace, with a practical layout suited to modern living. Additional storage is available off the hallway, enhancing functionality. Upstairs, the property comprises four bedrooms, including a generous principal bedroom with en suite facilities. The remaining bedrooms are well-sized and offer flexibility for family living, guest accommodation, or home working. A family bathroom serves the additional bedrooms. Externally, the property benefits from garden grounds, providing outdoor space for relaxation and recreation and a detached single garage with driveway. Situated in a sought-after area of Dunfermline, the property is conveniently located for local amenities, schooling, and transport links, making it an excellent choice for families.



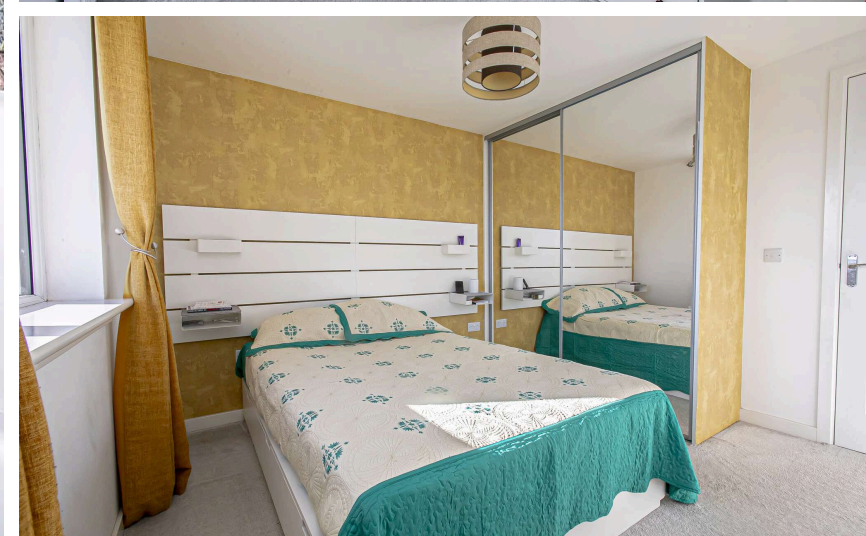
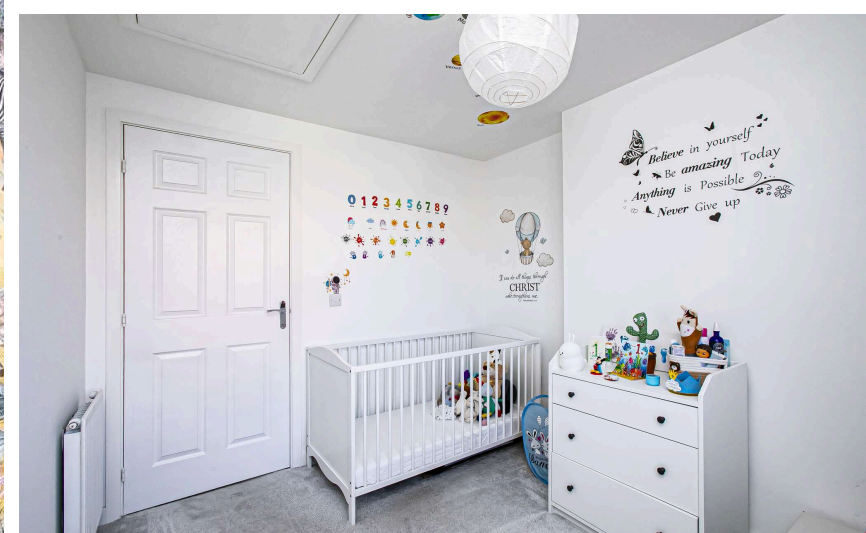


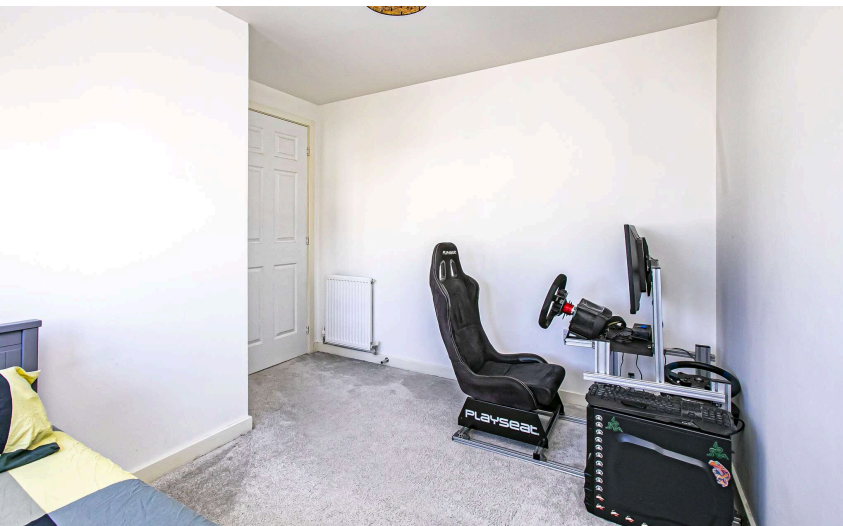
EXTRAS INC. IN SALE/AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Dunfermline

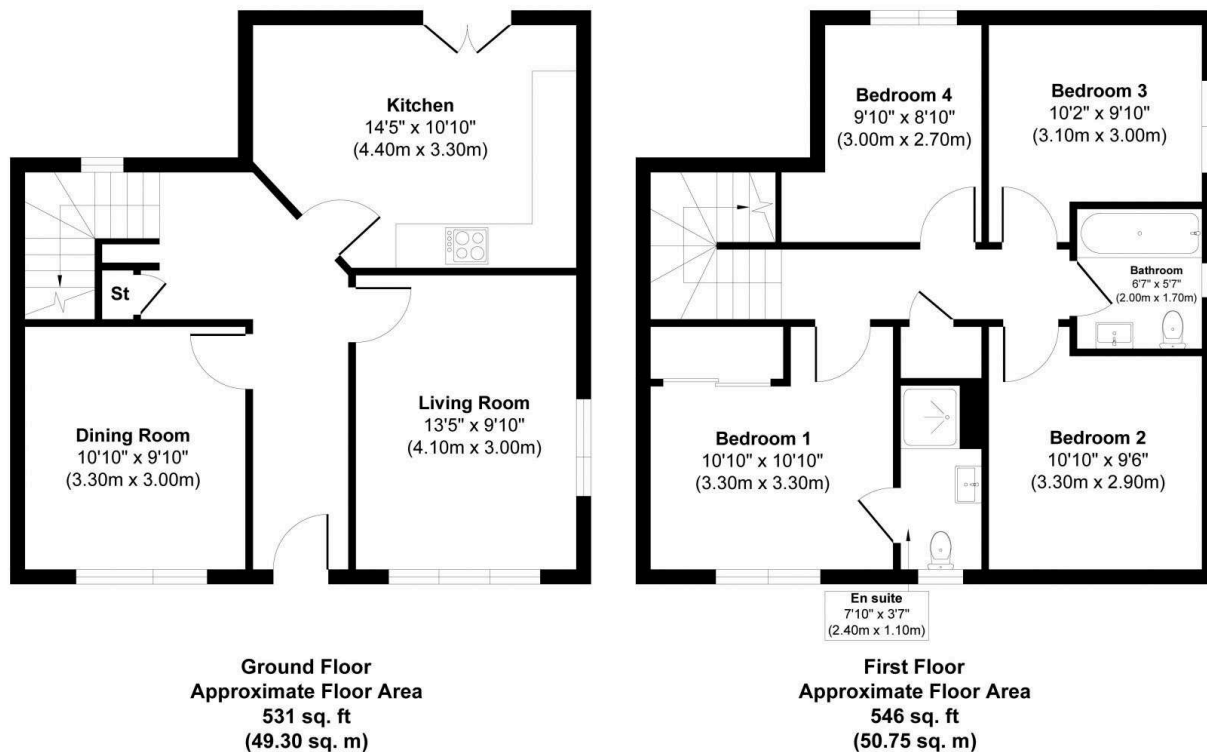
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



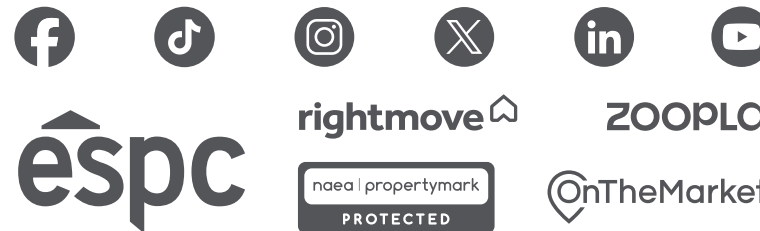
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Approx. Gross Internal Floor Area 1077 sq. ft / 100.05 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.