



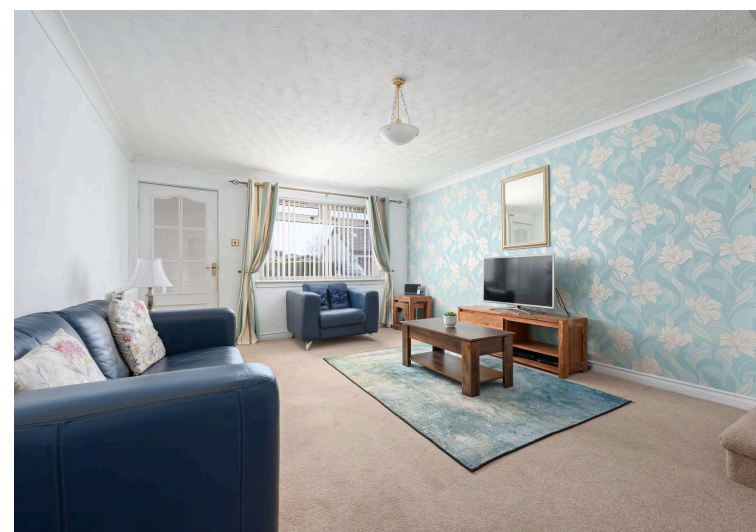
Morgans

PROPERTY

16 Brandy Riggs, Cairneyhill, KY12 8UU

Offers Over £169,950





Two-bedroom home



Bright and versatile sun room



Spacious lounge



Two double bedrooms with storage



Kitchen



Family bathroom



EPC Rating -



Council Tax Band -



## Welcome

Sold as Seen, this two-bedroom semi detached home offers well-proportioned accommodation over two levels, ideally suited to first-time buyers, small families or those looking to downsize. The ground floor features a bright and spacious lounge to the front, providing a comfortable living space. To the rear, the kitchen offers good storage and workspace and leads directly into a delightful sun room, creating an ideal spot for dining or relaxing while enjoying views over the garden. On the upper level, the property comprises two well-sized double bedrooms, both benefiting from built-in storage. These are served by a family bathroom, with additional storage and access to attic. Externally, the property benefits from private garden grounds, with the sun room providing a pleasant connection between indoor and outdoor living. There is a single garage and double monobloc driveway.





## EXTRAS INC IN SALE / AGENTS NOTE

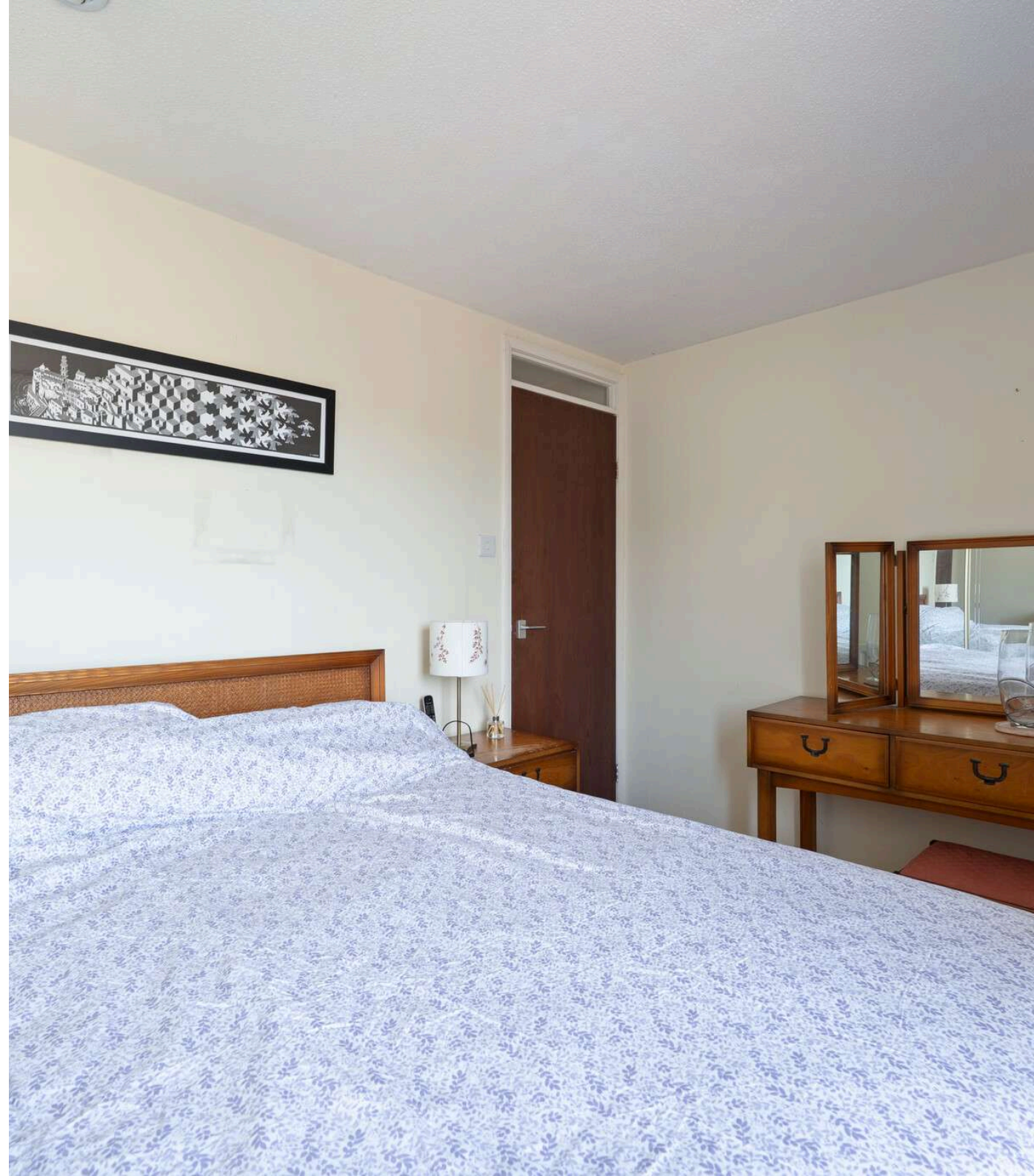
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

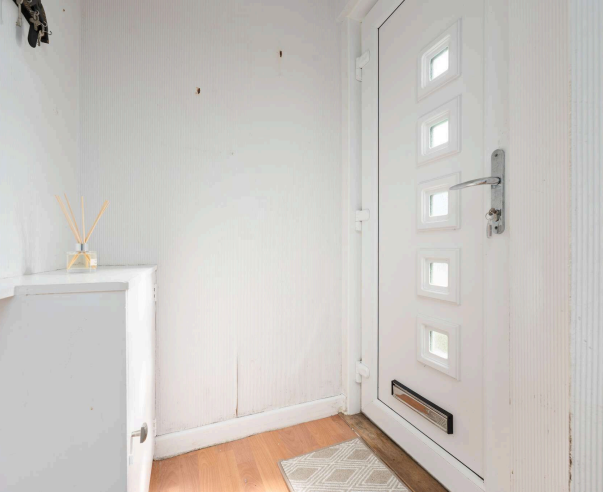
This property is being Sold as Seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

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.









## Cairneyhill

Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, post office, petrol station, hotel, primary/nursery school, community centre and church together with Forresters Park Golf and Country Club Restaurant. There is also quick and easy access to the M90 and M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There are also regular bus services providing easy access to the nearby city of Dunfermline where a wider range of facilities associated with a medium sized city can be found.

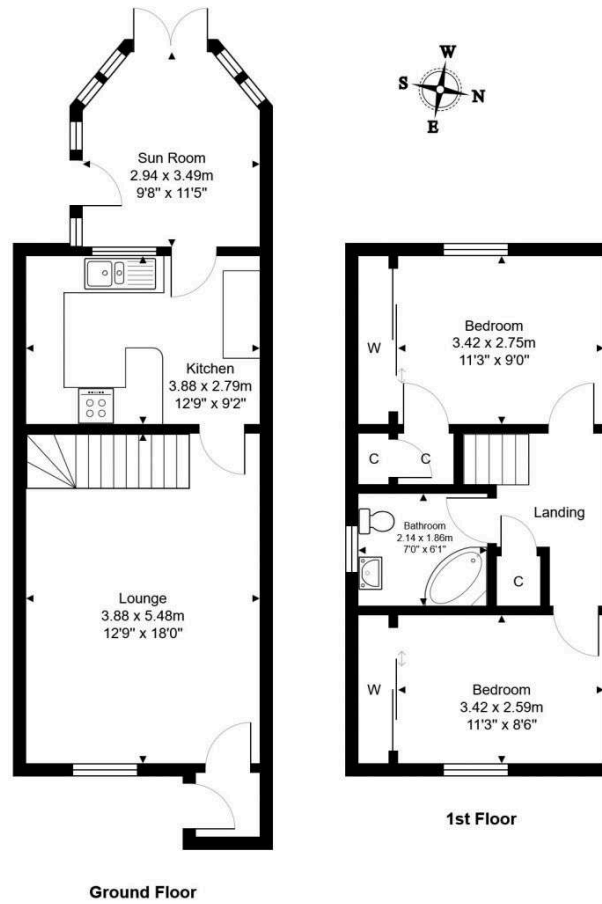
## Morgans Property Package

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.

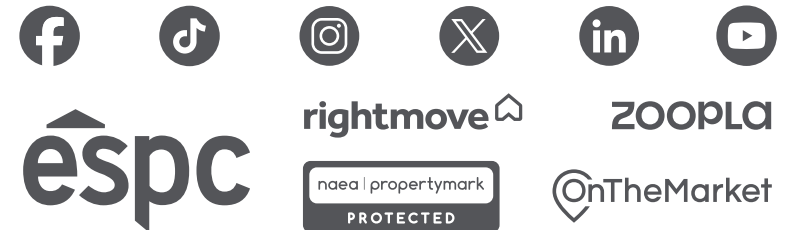
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Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.