



Morgans

PROPERTY

9 Northbank Road, Cairneyhill, KY12 8RN

Offers Over £200,000



Unl



Entrance Hall



Three bedrooms



Lounge/Diner



Bathroom



Kitchen



Corner Plot Gardens



EPC Rating -



Council Tax Band -



## Welcome

A well-proportioned three-bedroom semi-detached home set in the popular village of Cairneyhill, offering comfortable and practical accommodation across two floors and located on an enviable corner plot with generous gardens and feature seating area. The gardens are enclosed providing a child and pet safe environment. This property offers good potential for extending. The ground floor is well laid out, comprising a living room with dining area, and a stylish fitted kitchen and double bedroom or office space. A useful storage cupboard completes the ground floor. Upstairs, two further double bedrooms with family bathroom and plenty storage space. A detached garage provides secure parking with double driveway and ample visitors parking. A practical and well-balanced home in a sought-after West Fife village location, within easy reach of local amenities and transport links to Dunfermline and beyond.





## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, 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.



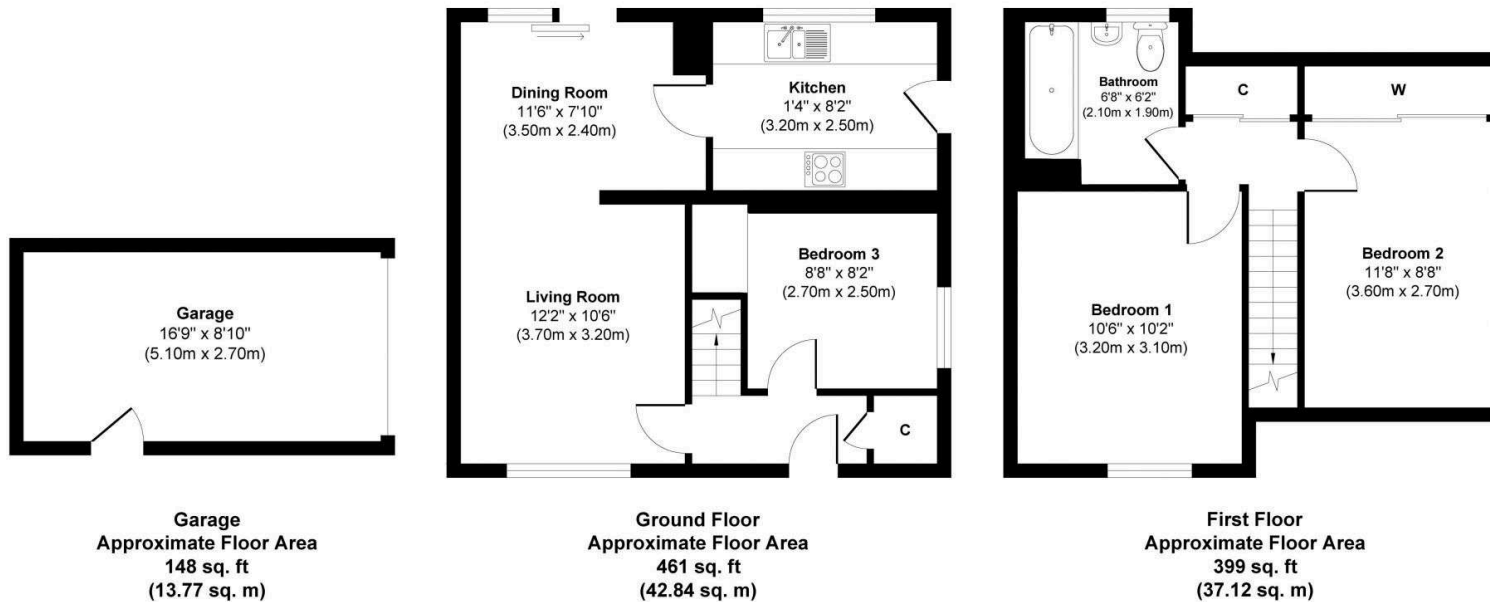
## Cairneyhill

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.





**Approx. Gross Internal Floor Area 1008 sq. ft / 93.73 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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