



Morgans

PROPERTY

40 Grey Craigs, Cairneyhill, KY12 8XN

Offers Over £180,000



2



1



1







Well-proportioned village home



Two well-sized bedrooms upstairs



19ft lounge



Modern shower room



Fitted kitchen



Storage cupboards on both floors



EPC Rating -



Council Tax Band -





## Welcome

This lovely well-proportioned two-bedroom semi detached home offers 693 square feet of accommodation across two floors in the village of Cairneyhill. The lounge is a real highlight, stretching to over 19 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen sits just off the lounge, fitted with a good range of units and space for freestanding appliances, with a useful storage cupboard close by. Upstairs, two well-sized bedrooms are served by a modern shower room, with further storage cupboards on the landing adding valuable practicality throughout. There are private landscaped gardens providing an idyllic haven and a child and pet safe environment with easy maintenance. Driveway gives access for off street parking and ample visitors parking.







### 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.



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Total Area: 64.4 m<sup>2</sup> ... 693 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.