

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



19 Cairnwell Place, Cairneyhill, KY12 8XE
Offers Over £159,000



Semi detached villa enjoying a quiet cul-de-sac location only a few minutes walk from primary school. Entrance hall, Lounge, Dining room, Kitchen, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Gardens. Garage. Driveway. Popular property type. Ideal family home. Early viewing essential. EPC - TBC. EPC Band: N/A

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.

PROPERTY

- Hall
- Lounge
- Dining room
- Kitchen
- 3 Bedrooms
- Bathroom with shower over bath
- Double glazing / Gas central heating
- Garage with driveway
- Ideal family home
- Quiet cul-de-sac location

ACCOMMODATION

Entrance Hall

With cloaks cupboard. Stairs to upper level. Door to lounge.

Lounge 4.20 m x 3.10 m / 13'9" x 10'2"

This good sized lounge features an electric stove style fire. Archway to dining room. Front.

Dining Room 3.50 m x 2.50 m / 11'6" x 8'2"

With door leading to the kitchen. Rear.

Kitchen 3.40 m x 2.40 m / 11'2" x 7'10"

This kitchen is fitted with modern floor and wall units. Door to garden. Storage cupboard. Side and rear.

Landing

With shelved storage cupboard. Access to loft via a loft ladder. Door to 3 bedrooms and bathroom.

Bedroom 1 4.10 m x 3.00 m / 13'5" x 9'10"

A good sized double bedroom. Front.

Bedroom 2 3.60 m x 3.00 m / 11'10" x 9'10"

The second double bedroom has a built in storage cupboard. Rear.

Bedroom 3 3.20 m x 2.40 m / 10'6" x 7'10"

This bedroom enjoys the benefit of a deep, over the stairs storage cupboard. Front.

Bathroom 1.90 m x 1.90 m / 6'3" x 6'3"

The bathroom is fitted with a white suite incorporating a shower set over the bath. Rear.

Garden

The property has areas of garden ground to the front and rear of the property. The rear garden is private and fully enclosed by fencing offering a pet and child safe environment.

Garage

There is a single detached garage accessed via a slabbed driveway.

HEATING

There is gas central heating.

GLAZING

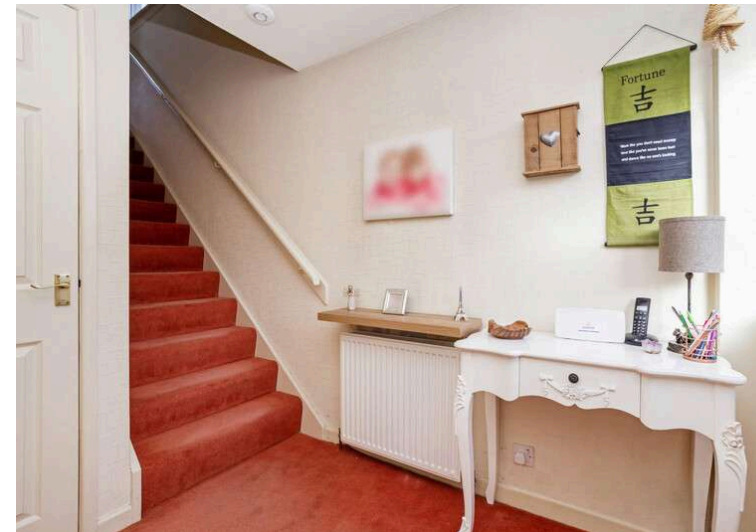
The property has double glazing.

EXTRAS

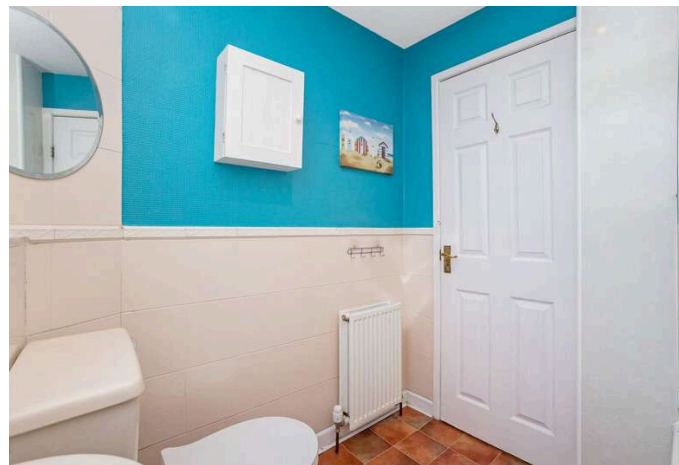
All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
ESPC Saturday and Sunday 0131 624 8000

OFFERS

Notes of Interest and offers on this property should be
submitted directly to Ross & Connel by calling
01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and
market appraisal on your property please contact
Alan Dear at Ross & Connel on 01383 721156

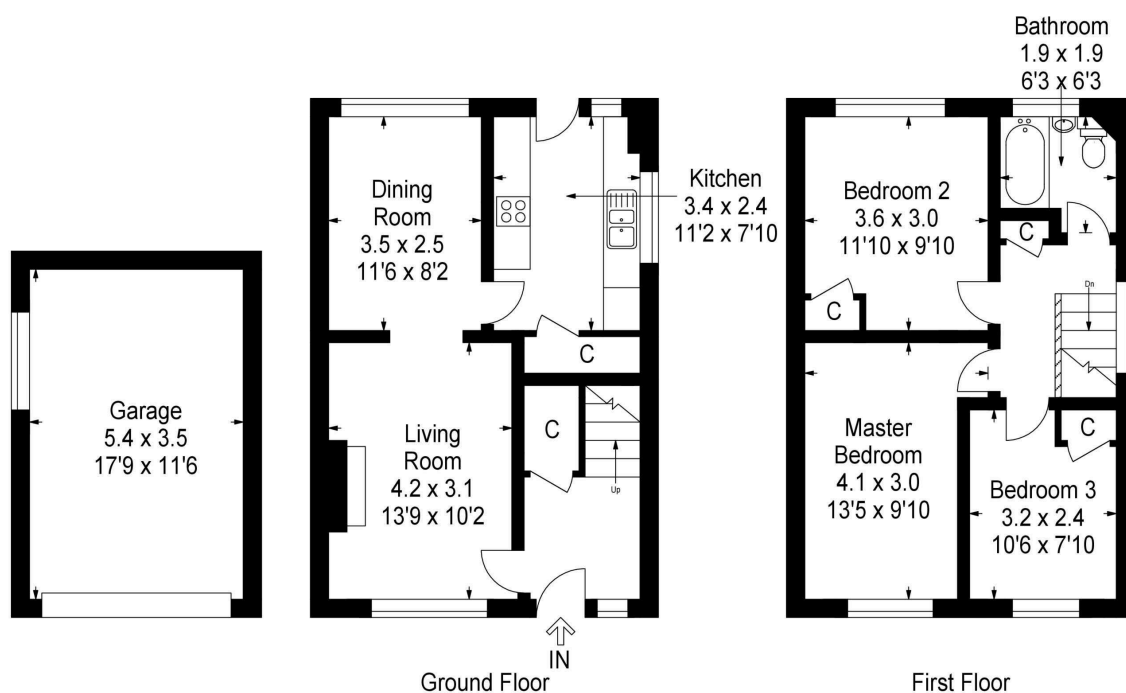
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,
intrusions and fitted furniture. They have been chosen to
indicate the general size and shape of each room only.
Detailed measurements ought to be taken personally.

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VistaBee®
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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