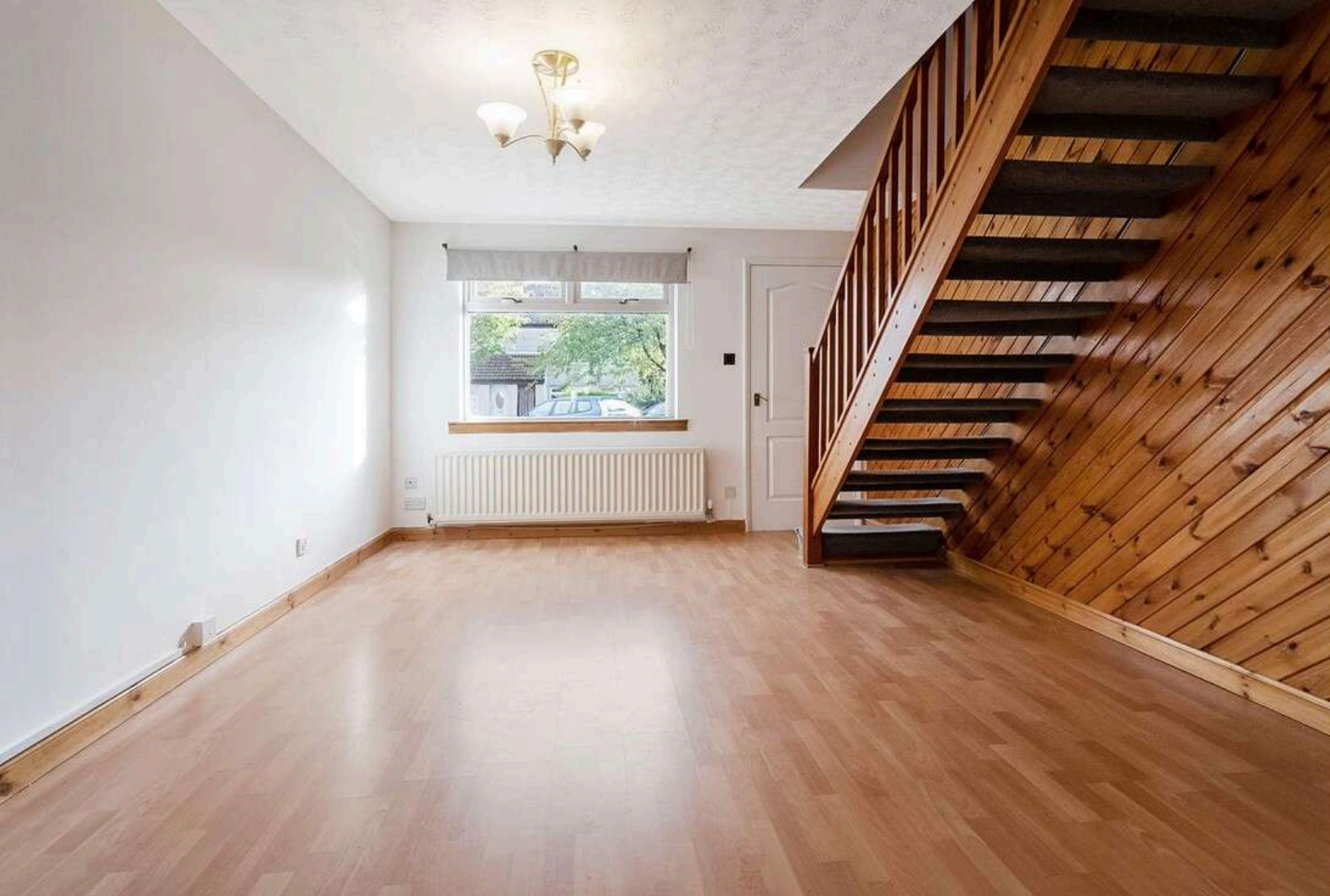

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



5 The Latch, Cairneyhill, KY12 8UX
Offers Over £135,000



Recently decorated two bedroom end terraced villa situated within a quiet residential location in the popular village of Cairneyhill. Close to local amenities. Property comprises - Entrance Vestibule. Living room. Kitchen. 2 Bedrooms (built-in wardrobes). Bathroom. Gas central heating. Mostly double glazed. Gardens to front and rear. Detached garage. Ideal for first time buyers, downsizers or BTL. EPC - D. Council Tax C. Freehold.
EPC Band: D



LOCATION

Cairneyhill is a sought after residential village that enjoys a semi rural situation some 4 miles west of Dunfermline town centre on the A994 (Dunfermline/Glasgow via Kincardine Bridge). The village is ideally placed for all local centres of employment and is also favoured by commuters to Edinburgh. There is a good primary school, local shops for day to day necessities, a thriving church and two licensed premises. More comprehensive amenities are to be found in Dunfermline to which there is a regular bus service. The railway stations at Dunfermline, Rosyth and Inverkeithing offer regular commuter services to Edinburgh which is also readily accessible via the Forth Road Bridge (7 miles). There are many areas of natural beauty both around the village and within a short driving time.

PROPERTY

- Living room
- Kitchen
- 2 Bedrooms both with built-in wardrobes
- Bathroom fitted with a white suite with shower over bath
- Mostly double glazed
- Gas central heating
- Detached garage
- Driveway
- Gardens to front and rear

ACCOMMODATION

Entrance Vestibule

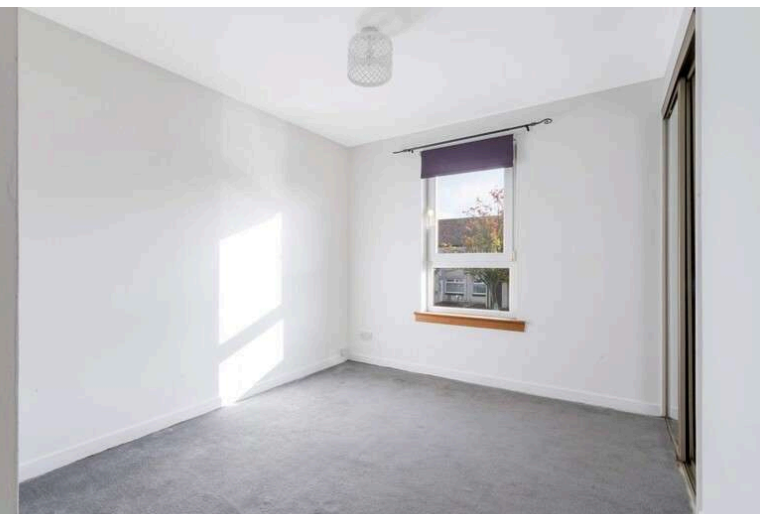
Door leading to the living room

Living Room 4.50 m x 3.51 m / 14'9" x 11'6"

Good size living area. Stairs to upper level. Door to kitchen. Front facing.

Kitchen

Range of modern fitted units with free standing cooker and cooker hood. Door to rear garden, Rear facing.



Landing

Doors to bedrooms and bathroom.

Bedroom 1 2.90 m x 2.69 m / 9'6" x 8'10"

Built-in wardrobe. Rear facing.

Bedroom 2 3.30 m x 2.59 m / 10'10" x 8'6"

Built-in wardrobe, Front facing.

Bathroom 1.91 m x 1.70 m / 6'3" x 5'7"

Fitted with a white suite with a shower over the bath. Side facing.

Garden

The property enjoys a neatly presented area of garden ground to the rear which is mainly laid in stone chippings and decking for ease of maintenance. The area to the front has been laid in stone chippings. Gate to side access. There is a driveway to the side of the property leading to the detached garage.

Garage 5.21 m x 2.49 m / 17'1" x 8'2"

Detached garage at the rear of the property

HEATING

Gas Central heating

GLAZING

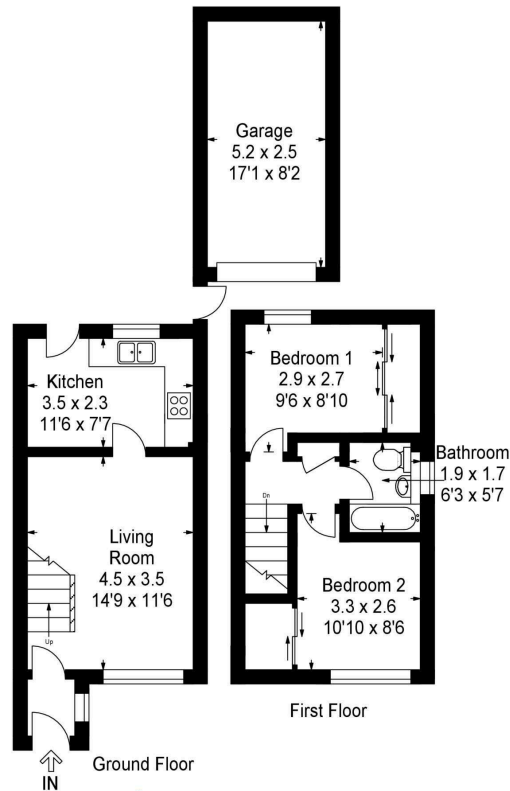
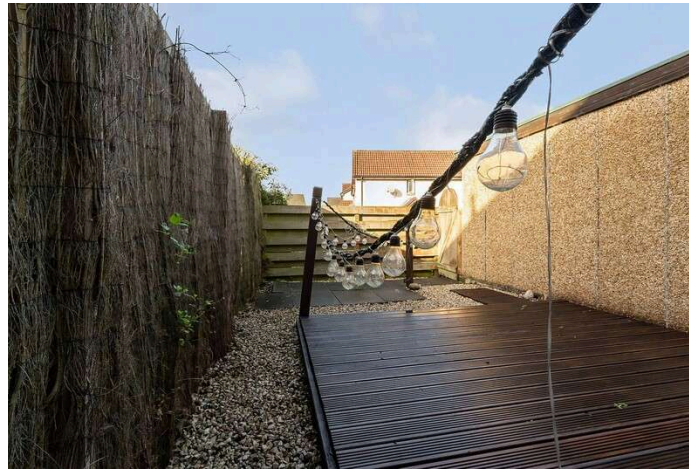
Double glazed with exception of vestibule window.

EXTRAS

Blinds. Carpets where fitted. Free standing cooker.

HOME REPORT

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



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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VIEWING

Contact Ross & Connel on 01383 721156

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 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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