

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



5 Cairnwell Place, Cairneyhill, KY12 8XE
Offers Over £190,000



Most attractive semi detached chalet villa enjoying a pleasant cul-de-sac location within much sought after village. Entrance Hall, Lounge, Spacious dining kitchen, Conservatory, Landing, 3 Bedrooms, Bathroom. Double glazing. Gas central heating. Attractive gardens to front and rear (Artificial grass). Garage and driveway. Modern decor. Nearly presented throughout. Ideal family home in move in condition. Popular property type. Early viewing is recommended. EPC - D. Council Tax - D. Freehold.

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 - SEMI DETACHED VILLA

- Much sought after village location
- Pleasant cul-de-sac setting
- Well presented
- Modern decor
- Excellent family home
- Double glazing and Gas central heating
- Low maintenance gardens (Artificial grass)
- Monoblock driveway

ACCOMMODATION

Hall

With doors to Lounge. Understairs storage cupboard. Stairs to upper level.

Lounge 4.58 m x 3.16 m / 15'0" x 10'4"

This is a lovely sized lounge which features a fireplace. Double doors to dining kitchen. Front.

Dining Kitchen 5.07 m x 3.59 m / 16'8" x 11'9"

The well proportioned and bright dining kitchen is well fitted with floor and wall storage units. Door to garden and doors to conservatory. Rear.

Conservatory 2.83 m x 2.56 m / 9'3" x 8'5"

This is a lovely addition to any family home. Door to garden. Rear.

Landing

With doors to 3 bedrooms and bathroom.

Bedroom 1 4.13 m x 3.15 m / 13'7" x 10'4"

A good sized double bedroom. Storage cupboard. Rear

Bedroom 2 3.80 m x 2.87 m / 12'6" x 9'5"

Another well proportioned double bedroom. Front.

Bedroom 3 2.68 m x 2.32 m / 8'10" x 7'7"

The third bedroom benefits from a storage cupboard. Front.

Bathroom 2.26 m x 1.73 m / 7'5" x 5'8"

The most attractive bathroom is fitted with a modern white suite. Contemporary sink set in a vanity unit with storage cupboard. Modern tiling. Rear.

Gardens

This property enjoys attractive gardens to the front and rear. The front garden has been mainly given over for additional parking and has a small area of lawn. The lovely rear garden is easy to maintain and features artificial grass, a Monoblock patio area and is fully enclosed offering a child and pet safe environment.

GARAGE/DRIVEWAY

There is a single garage accessed via a Monoblock driveway offering parking to at least 2 cars.

HEATING

Gas central heating

GLAZING

Double glazing

EXTRAS

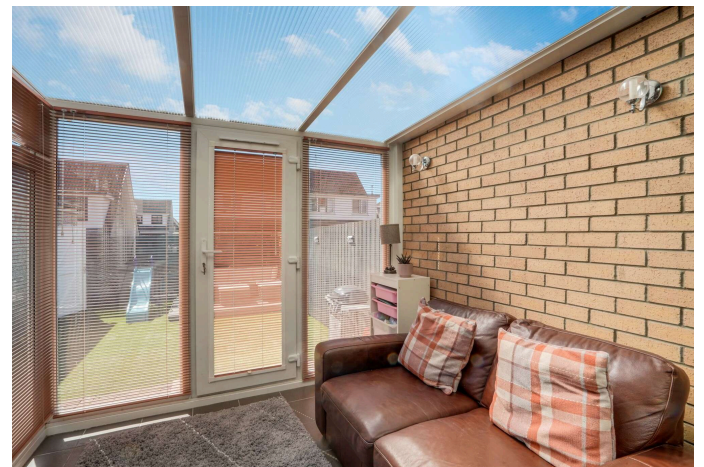
Any fitted carpets and blinds are included in the sale price.

HOME REPORT

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

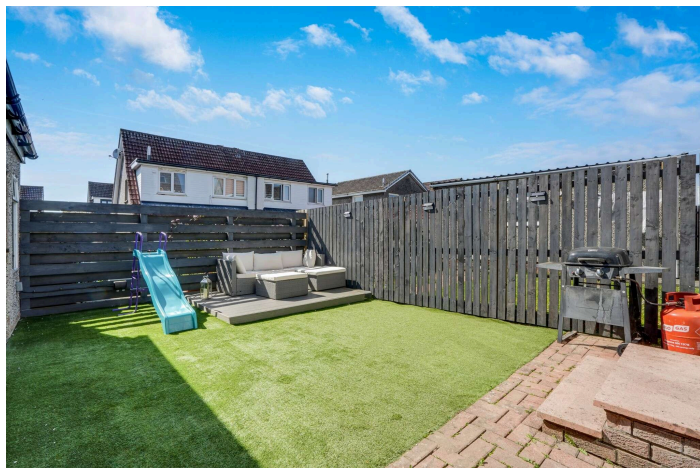












VIEWING

Contact Ross & Connel on 01383 721156

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 Lee-Anne Smith at Ross & Connel on 01383 721156

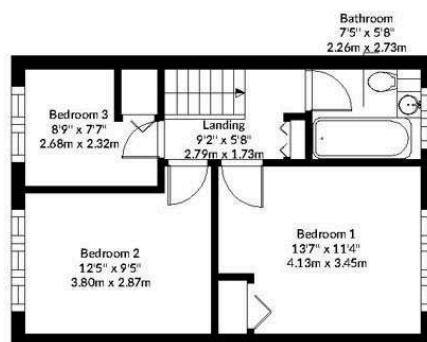
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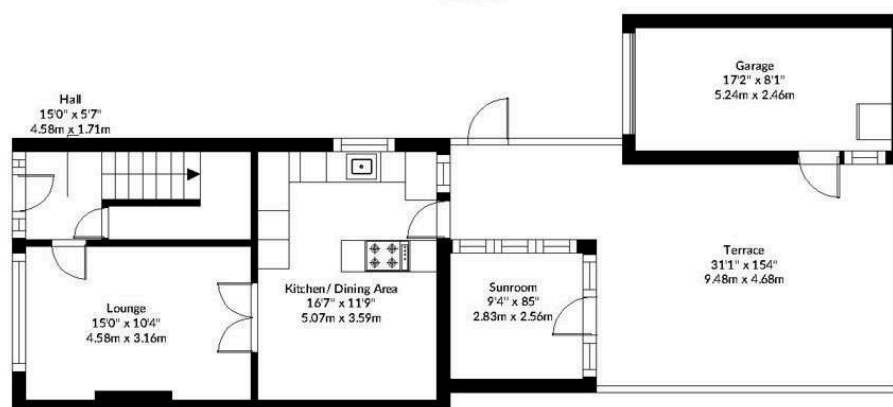
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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FLOOR 2



FLOOR 1

vistaBee

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. (10 110927)
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