

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**75 Greycraigs, Cairneyhill, KY12 8XN**  
**Offers Over £159,950**





Beautifully presented semi detached villa located in a much sought after residential area of Cairneyhill. Entrance Hall, Spacious lounge, Stylish kitchen, Dining room/Sun room, 2 Double bedrooms, Bathroom (with shower over bath). Double glazing. Gas central heating. Gardens to front and rear. Monoblock off street parking for 2 cars. Modern decor. Move in condition. Ideal starter home. Popular property type. EPC - C. Council Tax - C. Freehold. EPC Band: C



## 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 - SEMI DETACHED VILLA

- Sought after location
- Excellent starter home
- In move in condition
- Bright accommodation
- Pristine decor
- Off street parking for 2 cars
- Attractive, low maintenance gardens
- Excellent example of property type
- Quality fixtures and fittings throughout

## ACCOMMODATION

### Hall 1.28 m x 1.17 m / 4'2" x 3'10"

With door to lounge.

### Lounge 5.82 m x 3.67 m / 19'1" x 12'0"

This is a bright and well proportioned lounge. Stairs to upper level. Door to kitchen. Front.

### Kitchen 2.30 m x 3.67 m / 7'7" x 12'0"

The kitchen is well fitted with modern floor and wall units and is virtually open place with the dining area/sun room, making this an excellent space for entertaining. Rear.

### Dining/Sun room 2.80 m x 2.31 m / 9'2" x 7'7"

This is a superb addition to this property. It is currently used as a dining room, but would easily lend itself as a family room, office or similar. French doors to garden. Rear.

### Landing 2.54 m x 0.84 m / 8'4" x 2'9"

With doors to 2 bedrooms and bathroom. Storage cupboard.

### Bedroom 1 3.56 m x 2.43 m / 11'8" x 8'0"

This is a lovely, bright double bedroom. Storage cupboard. Front.

### Bedroom 2 3.56 m x 3.00 m / 11'8" x 9'10"

The second double bedroom also has a storage cupboard. Rear.

### Bathroom 2.51 m x 2.32 m / 8'3" x 7'7"

A good sized bathroom fitted with a modern white suite. Shower set over a corner bath. Side.

## Gardens

The property enjoys gardens to the front and rear, which has been landscaped with ease of maintenance in mind.

## DRIVEWAY

There is a Monoblock driveway offering parking for 2 cars.

## HEATING

Gas central heating.

## GLAZING

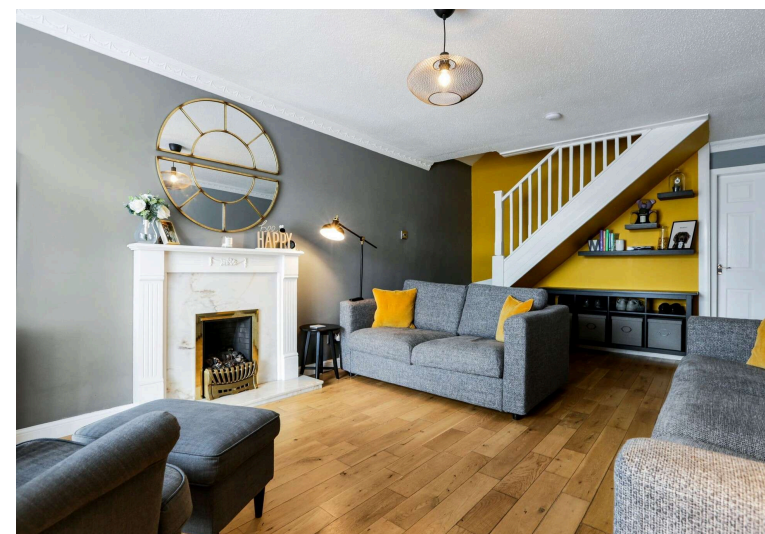
Double glazing.

## EXTRAS

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

## HOME REPORT

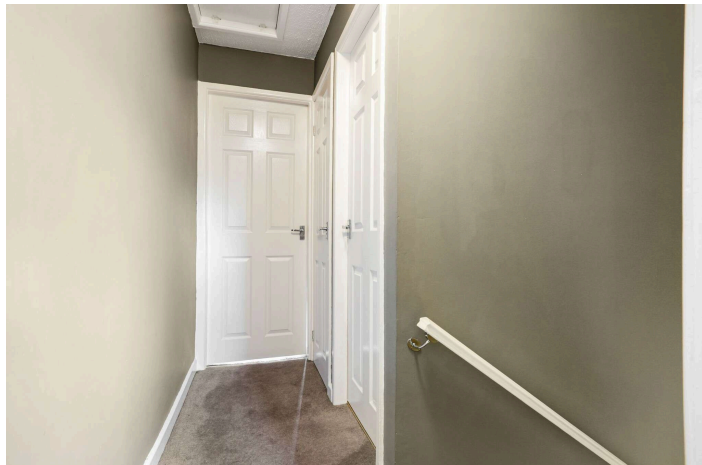
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.























## 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

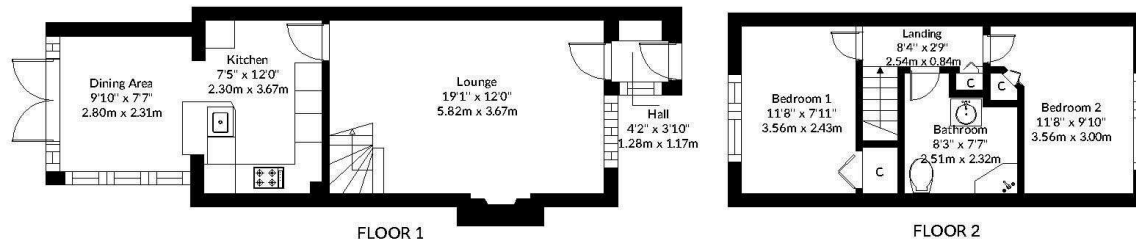
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://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.



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. (ID 110927)

vistaBee 2025

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: [lsmith@ross.connell.co.uk](mailto:lsmith@ross.connell.co.uk)

espc



rightmove

s1homes.com

Find us on  
Facebook