

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**21 Greycraigs, Cairneyhill, KY12 8XL**  
**Fixed Price £145,000**



Detached bungalow with garage  
within a much sought after  
village setting. Requiring some  
modernisation.

Entrance vestibule

Lounge, Kitchen

Mid hall

2 Double bedrooms with wardrobes

Bathroom

Double glazing

Gas heating

Gardens to front and rear

Driveway

Garage

EPC – D



## SITUATION

Cairneyhill is a sought after residential village that enjoys a semi rural situation some 4 miles west of Dunfermline town centre on the A994. The village is ideally placed for commuting to Edinburgh and Glasgow. There is a primary school, 2 local shops/post office (for day to day necessities) and a garden centre/coffee shop. There are regular local bus services to Dunfermline town centre which has the full range of shopping and leisure facilities associated with a medium sized town. Both Edinburgh and Glasgow Airports are within easy reach which offer a good range of international flights as well as shuttle services to London and other UK airports. There are mainline railway stations at nearby Dunfermline and Rosyth which offer a regular service to Edinburgh with onward links to all parts of the UK. Halbeath Park & Ride is also within easy reach.

To reach the property from Dunfermline, travel west on the A994, pass through Crossford and Cairneyhill is the next village thereafter. Proceed along Main Street and take a right turning into Drummormie Road. Take the 3rd turning on the right into Greycraigs. Number 21 is located on the left, which is indicated by our 'For Sale' board.

## PROPERTY

Superb opportunity to acquire a 2 bedroom detached bungalow with garage in a village location. The property has been well maintained but does require some modernisation. Briefly the property comprises of Entrance Vestibule. Lounge with fireplace. Kitchen. Inner Hall. Bathroom with shower over bath. 2 bedrooms with built in wardrobes. Driveway. Garage. Gardens to front and rear. Double Glazing. Gas heating

**ENTRANCE VESTIBULE (7'4" x 3') – (2.24m x 0.94m) – Front.**  
**Door to lounge**

**LOUNGE (16'9" x 11'0") – (5.12m x 3.6m) Front**  
Door to Inner hall and kitchen. Fireplace

**KITCHEN (11'4" x 7'4") – (3.46m x 2.25m) Side**

**MID HALL (4'3" x 3'0") – 1.32m x 0.93m)**  
Doors to bathroom and bedrooms

**BATHROOM (6'4" x 5'11") – (1.95m x 1.82m) Side**

**BEDROOM 1 (14'2" x 9'2") – (4.34m x 2.80m) Rear**  
Built in wardrobes

**BEDROOM 2 (11'1" x 9'2") – (3.39m x 2.80m) Rear**  
To longest and widest points. Built in wardrobes.

**DOUBLE GLAZING**  
The property has double glazing.

**HEATING**  
The property has gas heating. The boiler is located in the kitchen.

**GARDEN**  
The property enjoys areas of garden ground to the front and rear. The front garden comprises an area of stone chippings with shrubs for easy maintenance. The rear garden comprises an area of lawn, shrubs and borders for general planting.

**DRIVEWAY/GARAGE**  
There is a long driveway at the side of the property leading to the garage.

**EXTRAS**  
All carpets where fitted, curtains and blinds are included in the sale price.

**SERVICES**  
The subjects are served by mains gas, electricity and water. Drainage is to the public sewer.

**ENTRY**  
Entry will be by mutual arrangement

**VIEWING**  
Contact Ross & Connel on 01383 721156 or ESPC Saturday and Sunday 01383 605000

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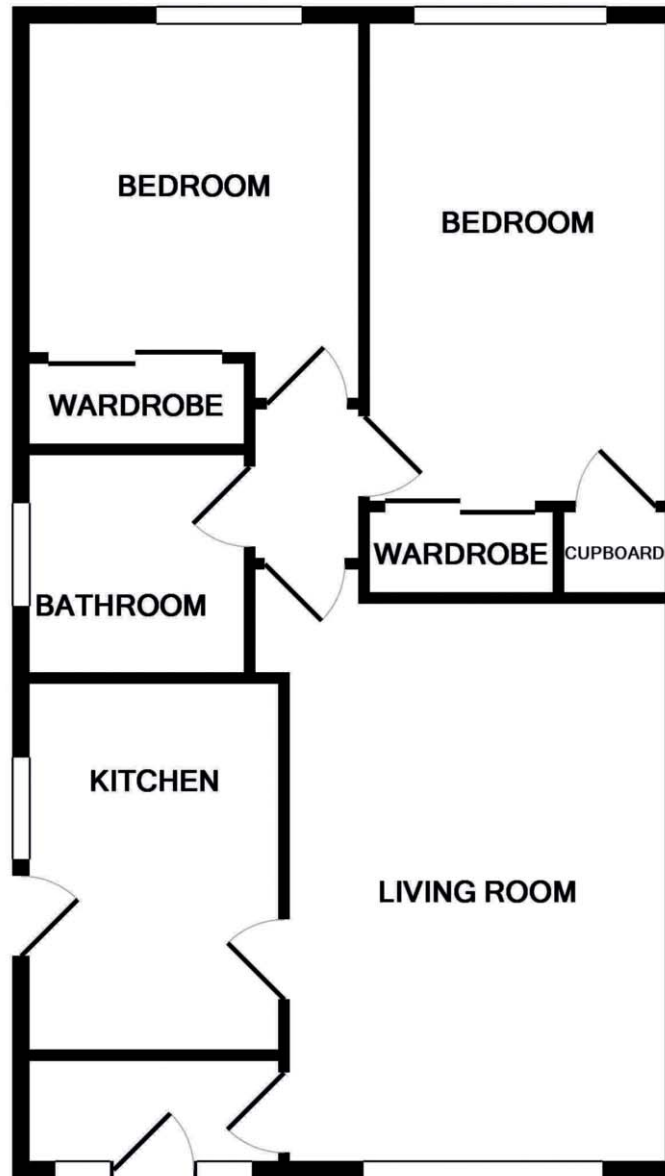
**OFFERS**  
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

**HOME REPORT**  
Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property. Requests should be made through Ross & Connel.

- \*\*\* Sold as Seen, No Warranties/Guarantees Given\*\*\*







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission, or mis-statement. This plan is for illustrative purposes only and should be used by prospective purchaser. The services, systems and appliances shown have not been tested as to their operability or efficiency can be given.  
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**Contact Ross & Connel on  
01383 721156**

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#### **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

**VISIT OUR WEBSITE FOR A FULL RANGE OF  
PROPERTIES FOR SALE**

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

Interested parties are advised to have their interest noted to Ross & Connel by their appointed solicitor in order that they may be advised of any closing date that may be set. 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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