

WILLOW LODGE MUIRSIDE ROAD, DUNFERMLINE KY12 8XB

HARPER & STONE
ESTATE & LETTING AGENTS





WILLOW LODGE MUIRSIDE ROAD

DUNFERMLINE, KY12 8XB

PROPERTY FEATURES

- Modern, detached villa situated in the popular village of Cairneyhill
- Built in 2021 to a high specification
- Approximately 161 square meters (excluding outbuilding) of flexible living space
- Open plan kitchen/ dining room/ lounge
- Principal bedroom with en-suite cloakroom
- Under floor heating throughout the ground floor
- Bedroom and bathroom on ground floor
- Detached outbuilding, ideal as a home office
- Solar panels with battery storage
- Early viewing recommended

Harper & Stone are delighted to bring to the market Willow Lodge, a beautifully designed home situated in the popular village of Cairneyhill, close to local amenities and with easy commuter access to the M90. This stunning, modern home was built in 2021 and features air source heating and solar panels with battery storage, ideal for those who are looking for an economical home with low running costs.

The accommodation presents as follows:

Ground Floor: Entrance vestibule, hall, living room open to kitchen/dining room, utility room, bedroom and bathroom.

First Floor: Landing, master bedroom with en suite toilet, three further bedrooms and shower room.

The property is entered via a practical porch, which opens into a spacious and welcoming hallway from which the main accommodation flows. Throughout the ground floor, engineered oak flooring with underfloor heating creates a seamless finish and adds a touch of warmth to the living spaces.

The open-plan kitchen, dining, and lounge forms the true heart of the home—a spacious, light-filled area designed for both everyday living and entertaining. Large windows flood the space with natural light, while the kitchen is fitted with grey gloss cabinetry and contrasting black worktops, creating a modern, stylish finish. Integrated appliances include double oven/grill, dishwasher, under counter freezer, full height fridge and induction hob with extractor fan. At the centre, a breakfast bar offers a casual dining option and a natural gathering point, making this versatile open-plan space perfect for bringing family and friends together.

A separate utility room provides two appliance spaces along with useful storage and convenient direct access to the garden. Adjacent to this is the generously sized boiler room, which offers excellent additional functionality, perfect as a dedicated drying area or for creating valuable extra storage.

Completing the ground floor accommodation is a spacious double bedroom located beside the main bathroom, making this layout particularly well-suited for those seeking a more accessible home. The spacious main bathroom is fitted with a WC, bath, and a sink with vanity unit.

Heading upstairs, a generous landing leads to four well-proportioned bedrooms, each benefiting from built-in storage. A further bathroom serves this level, fitted with a WC, sink, and shower. The principal bedroom is enhanced by a double built-in wardrobe and its own en-suite cloakroom for added convenience.



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Externally, the east-facing garden is predominantly laid to lawn, complemented by a stone patio at the rear—perfect for relaxing outdoors or entertaining guests. At the front of the property, a versatile outbuilding offers approximately 17 square meters of space, ideally suited as a home office, studio, or gym. With power and double glazing, it is fully usable year-round, and further benefits from a garden storage shed to the rear, offering another 9 square meters of space. Practical features include an electric car charging point and a spacious driveway providing parking for multiple vehicles.

Don't miss the opportunity to view this lovely home, ready to welcome a new family. With its modern design, energy efficient features, and flexible living spaces both inside and out, Willow Lodge offers the perfect balance of comfort, style, and practicality, early viewing is highly recommended.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Viewings are strictly by appointment only via Harper & Stone.

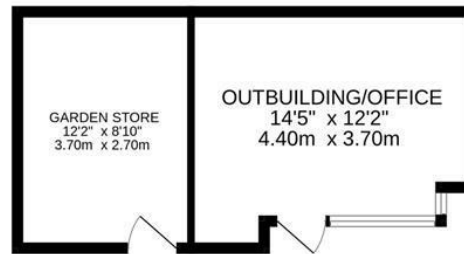
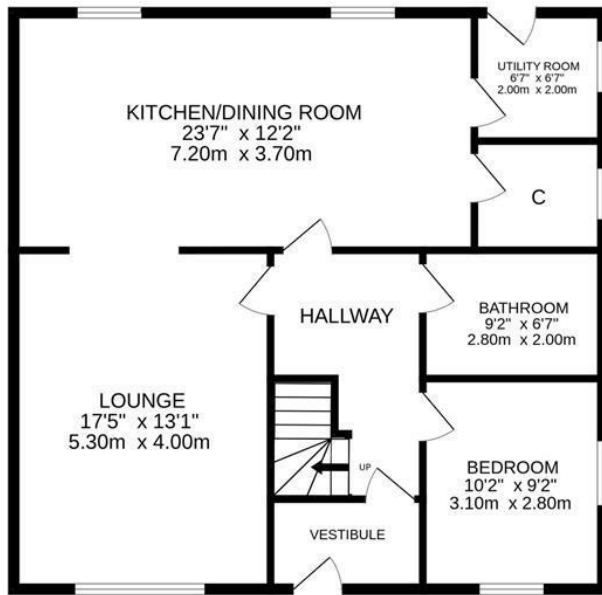
Council Tax Band F
EER Band A
Water: Mains
Sewage: Mains
Heating: Air Source Heat Pump

Cairneyhill is a popular village situated just west of Dunfermline in Fife, combining a welcoming community with the convenience of excellent transport links. The village itself offers a good range of local amenities, including a well-regarded primary school, shops, a post office, and traditional pubs, making it ideal for families. For a wider selection of shopping, leisure, and cultural attractions, Dunfermline is only a short drive away, with supermarkets, restaurants, parks, and the historic Abbey. Cairneyhill also enjoys a semi-rural setting, surrounded by scenic countryside and close to the River Forth, providing plenty of opportunities for walking, cycling, and outdoor activities. With regular bus services, nearby rail connections, and easy access to the M90 motorway, it is a highly convenient location for commuters travelling to Edinburgh, Glasgow, or Perth while still retaining the charm of village life.

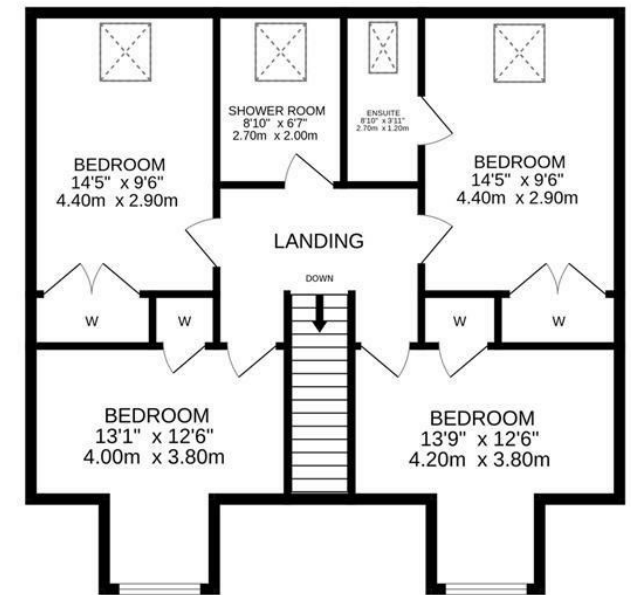
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR



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