

3 Muirside Court, Cairneyhill  
Cairneyhill, KY12 8SA  
Offers In The Region £125,000







CLOSING DATE SET FOR WEDNESDAY 10TH APRIL 2024 @ 12 NOON - Rarely available is the opportunity to acquire this charming ground apartment in the popular village of Cairneyhill. Providing village life yet within easy reach of all amenities and motorway network this property would suit first time buyers and any discerning purchaser looking for living on the level. The property briefly comprises entrance vestibule with storage, dining kitchen and lounge. Hallway leads to bedroom with walk in wardrobe, two further bedrooms and shower room. There is gas central heating and triple glazing throughout. There are private well maintained communal gardens to the side with a summer house. Residents parking to the rear.





## LOCATION

Cairneyhill is a sought after West Fife village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which includes local shops, post office, petrol station, hotel, garden centre, nursery/primary school, community centre and church together with Forrester Park Golf/Restaurant 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.

## EXTRAS INC IN SALE / AGENTS NOTE

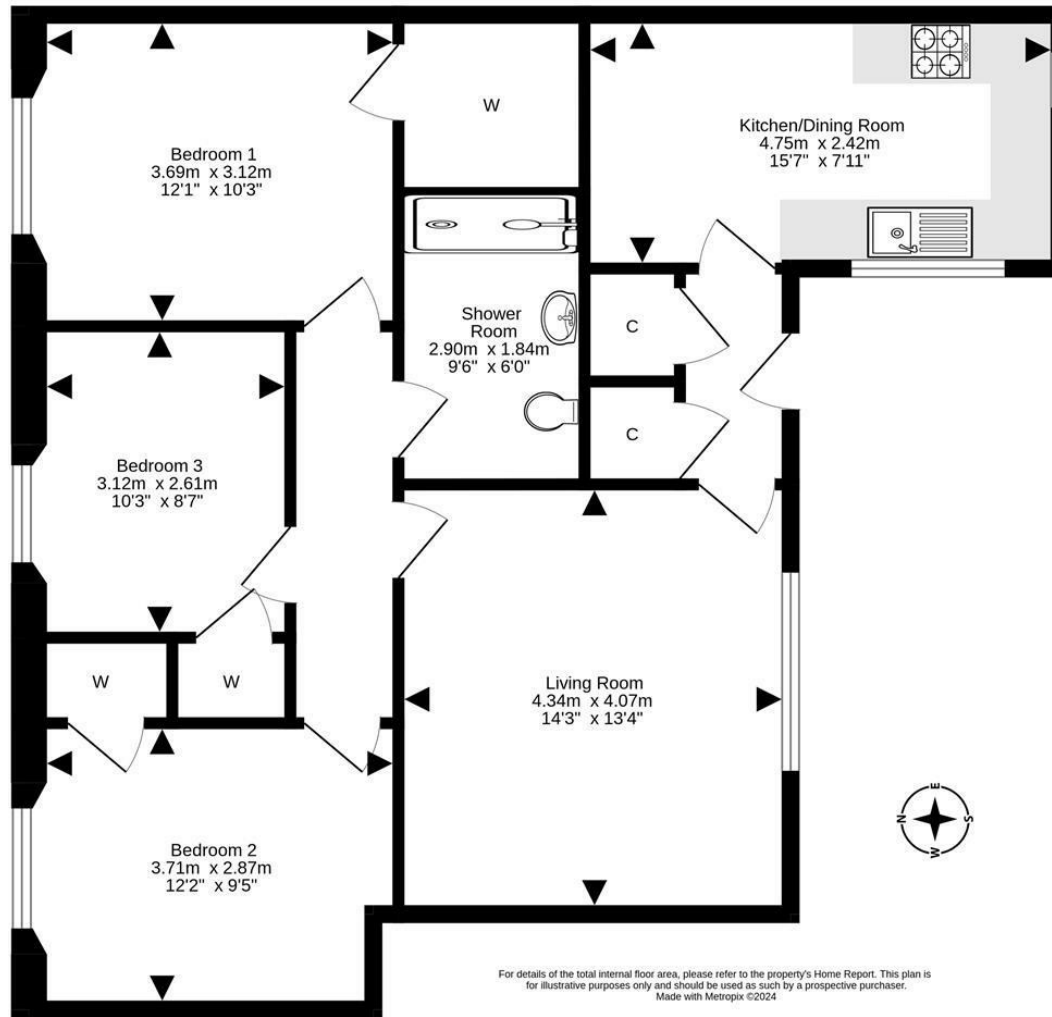
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.