



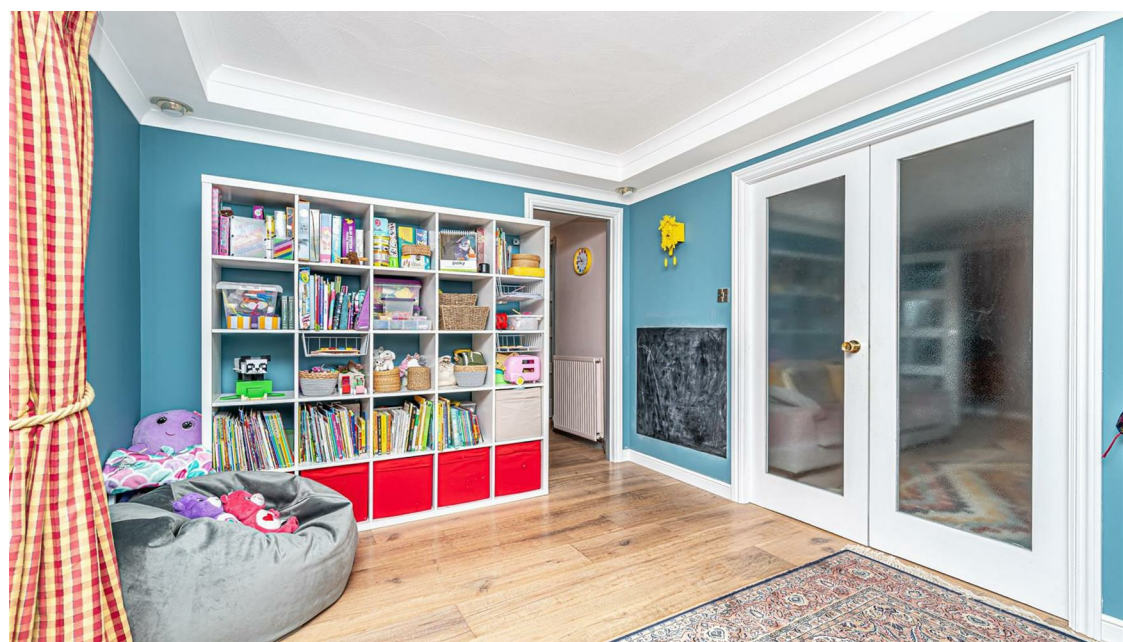
37 Pleasance Brae, Cairneyhill, KY12 8FA
Offers Over £349,500

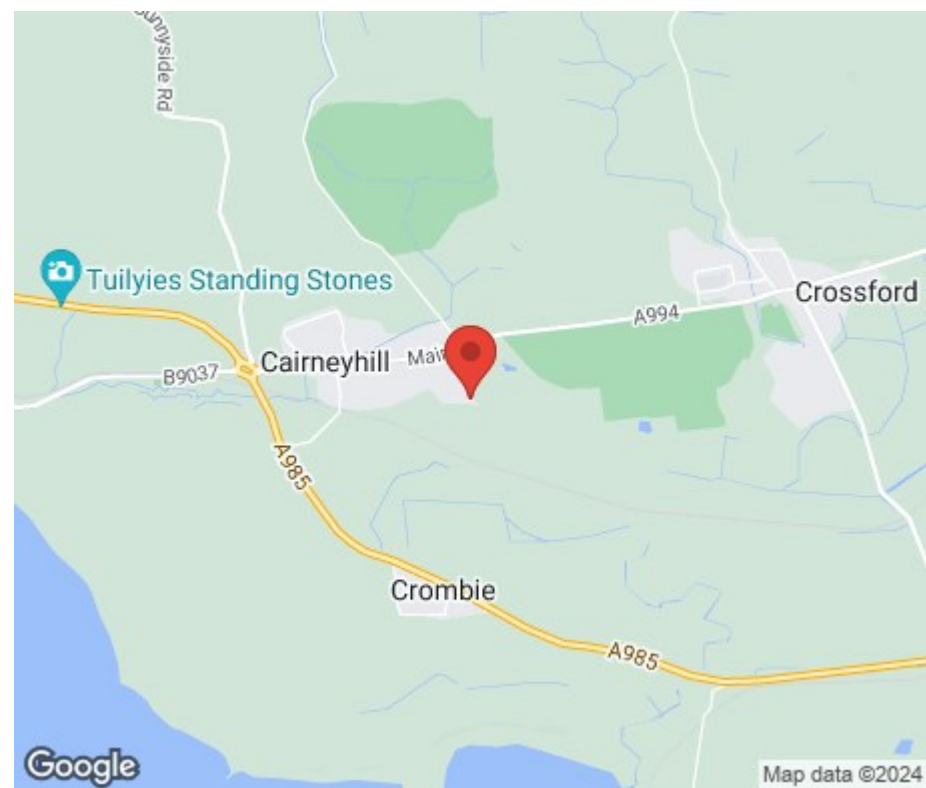






Beautifully presented executive detached villa situated in the ever popular West Fife village of Cairneyhill. The property is offered in move in condition and is a credit to the present owners. The subjects briefly comprise entrance vestibule, wc and hallway, family room, lounge, dining room, kitchen and utility on the ground floor. On the upper level there is the principal bedroom with en-suite, three further bedrooms and newly fitted four piece family bathroom. Access to attic. The property further benefits from well maintained gardens to the front and rear with patio areas and mature plants. Driveway to the front leads to detached double garage. The property is double glazed with gas central heating. Essential viewing.





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/restaurant, 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

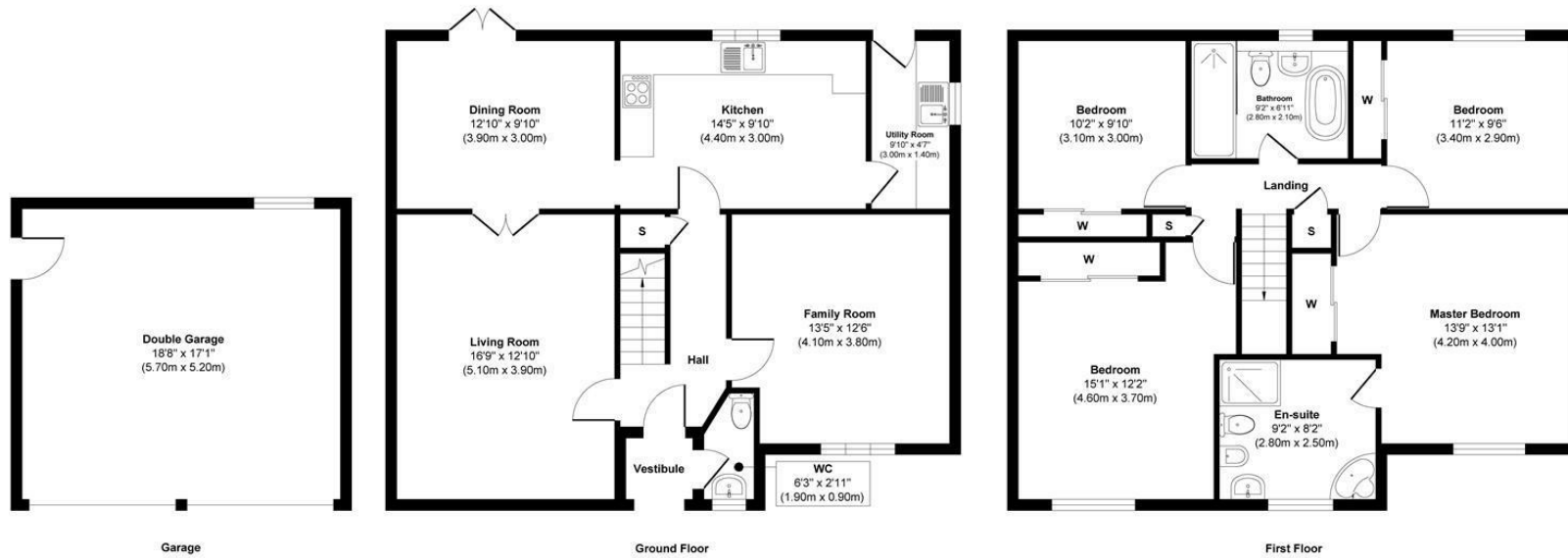
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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