



Morgans
PROPERTY

5 Pleasance Brae, Cairneyhill, KY12 8FA
Offers Over £375,000







CLOSING DATE SET FOR FRIDAY 14TH MARCH 2025 @ 12 NOON - We are delighted to bring to the market this imposing family villa, occupying an enviable corner plot within a quiet and private cul-de-sac of similar executive homes. The property offers excellent accommodation throughout with detached double garage which is used as a gym and entertainment room with built in bar. The grounds are fully enclosed providing a child and pet safe environment, they are easy to maintain, mainly laid to lawn with decking and seating areas. An idyllic haven which is not overlooked and offers privacy. A fabulous entertaining home. The accommodation is beautifully presented and generous throughout with stylish fixtures and fittings and contemporary flooring. The subjects briefly comprise reception hall, downstairs w.c, lounge with wood burner, dining room/family room, fitted breakfasting kitchen and separate utility room. On the upper level there are four double bedrooms with stylish four piece en-suite facilities, complimented by a modern four piece family bathroom. Generous built-in wardrobes in all four bedrooms. Access to attic. The double driveway leads to garage with ample visitors parking. The property benefits from new double glazing in 2022 and security alarm. There is gas central heating throughout. NO ONWARD CHAIN





LOCATION

The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, petrol station, hotel, nursery/ primary school, community centre and church together with Forrester Park Golf and Country Club. The property is also in close proximity to historic Dunfermline Golf 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

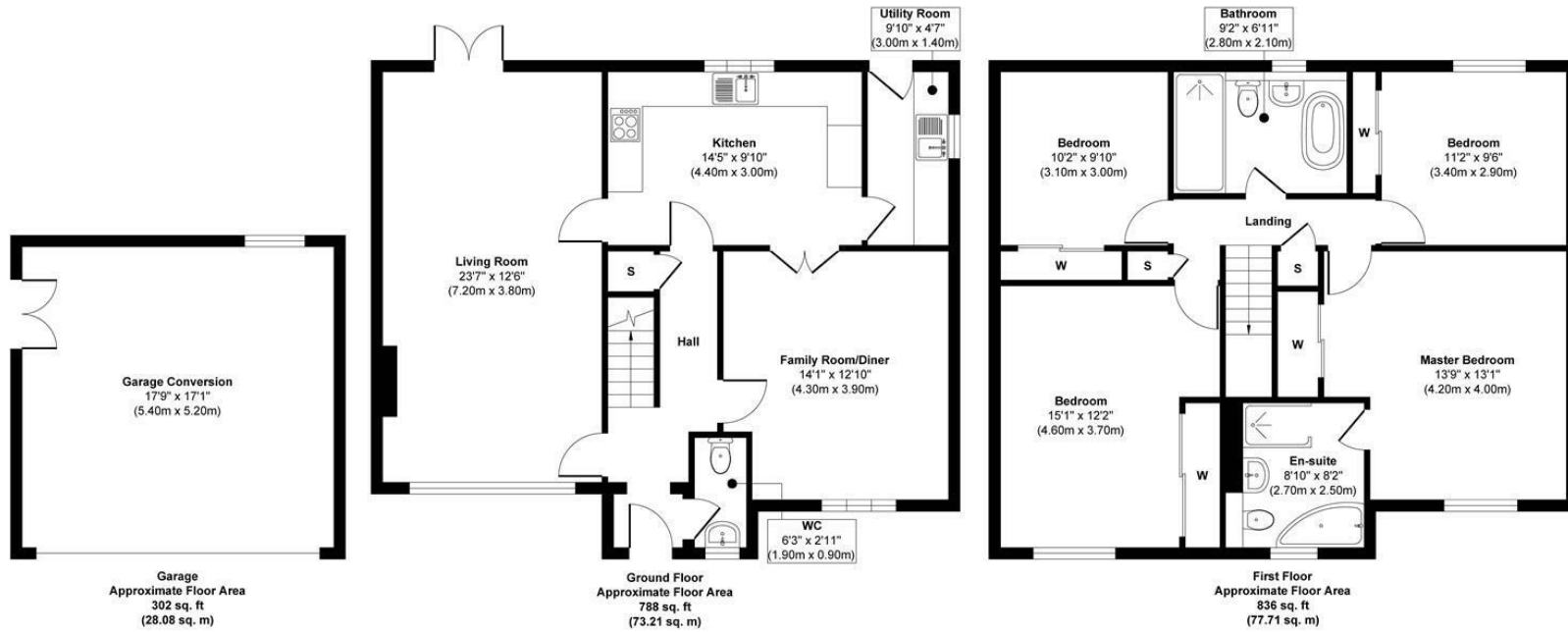
Ceiling light fittings and fixtures, and integrated appliances.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 1926 sq. ft / 179.00 sq. m

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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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.