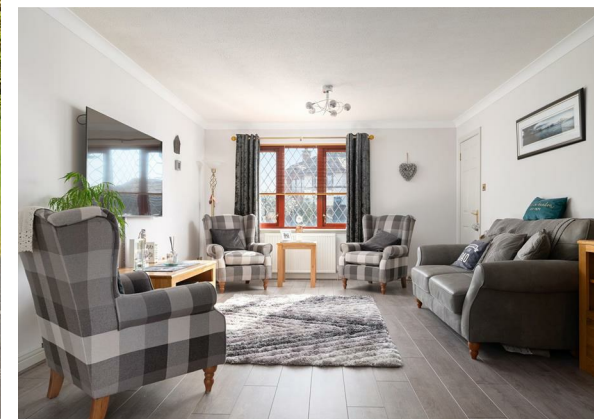




Morgans

PROPERTY

13 Westhall Crescent, Dunfermline, KY12 8FQ

Offers Over £365,000







We are delighted to bring to the market this impressive family villa, occupying an enviable plot within a quiet development of similar executive homes. The property offers excellent accommodation throughout with detached double garage. The grounds are fully enclosed providing a child and pet safe environment, they are easy to maintain, mainly laid to lawn with patio areas and summer house. An idyllic haven which is not overlooked and offers privacy. The accommodation is well presented and generous throughout and briefly comprise reception vestibule and hallway, downstairs w.c, lounge/diner, family room, fitted breakfasting kitchen and separate utility room. On the upper level there are four double bedrooms with en-suite facilities and 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 double glazing and gas central heating throughout.





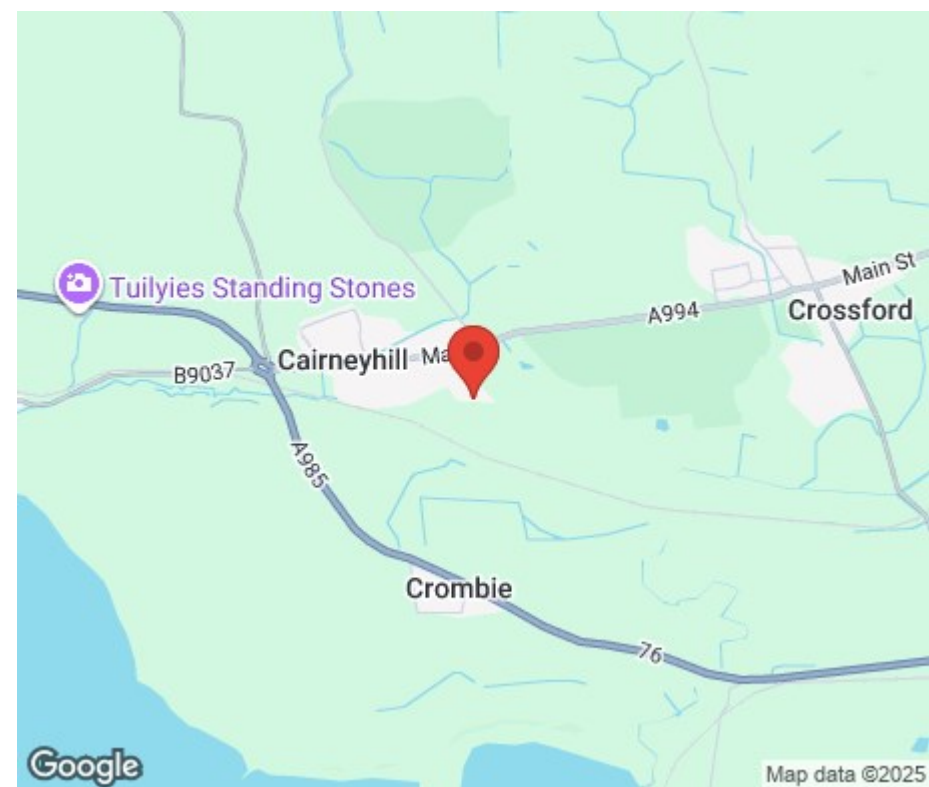
LOCATION

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.





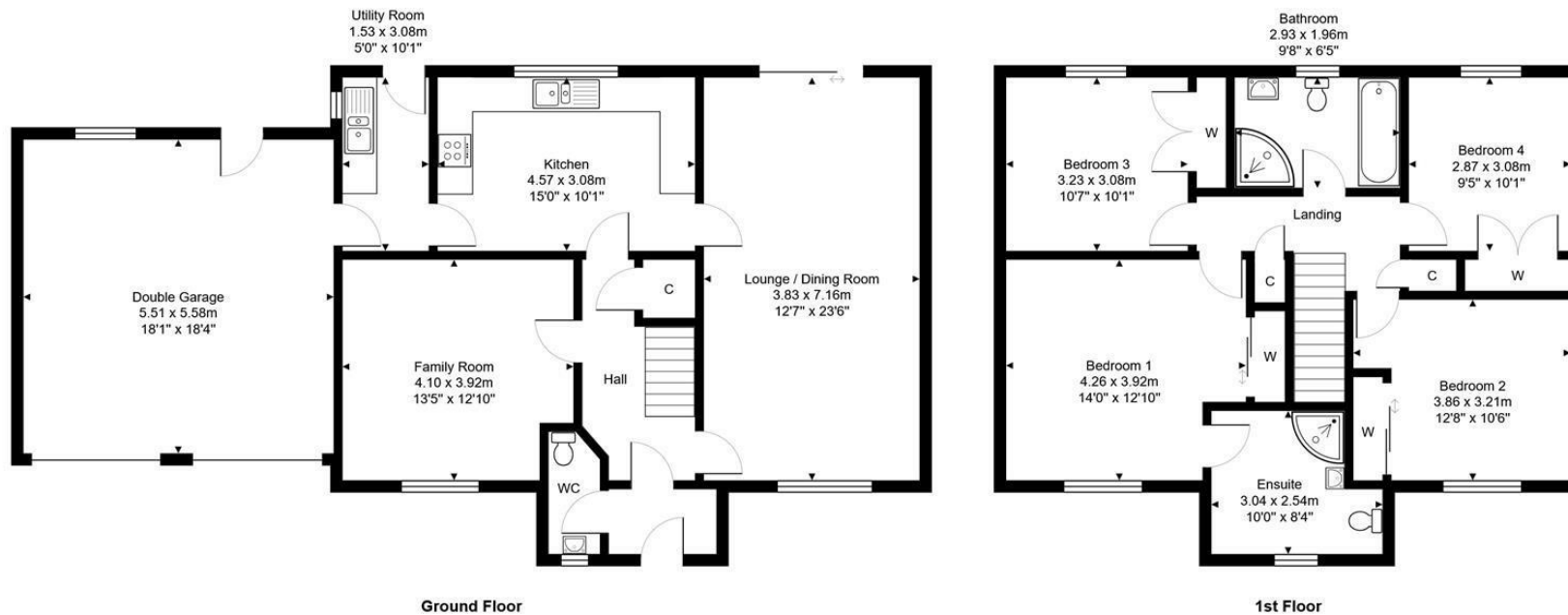




13 Westhall Crescent, Cairneyhill, KY12 8FQ

Total Area: 153.0 m² ... 1647 ft² (excluding double garage)

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

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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.