



Morgans

PROPERTY

7 Fairley Court, Cairneyhill, KY12 8UT

Offers Over £250,000



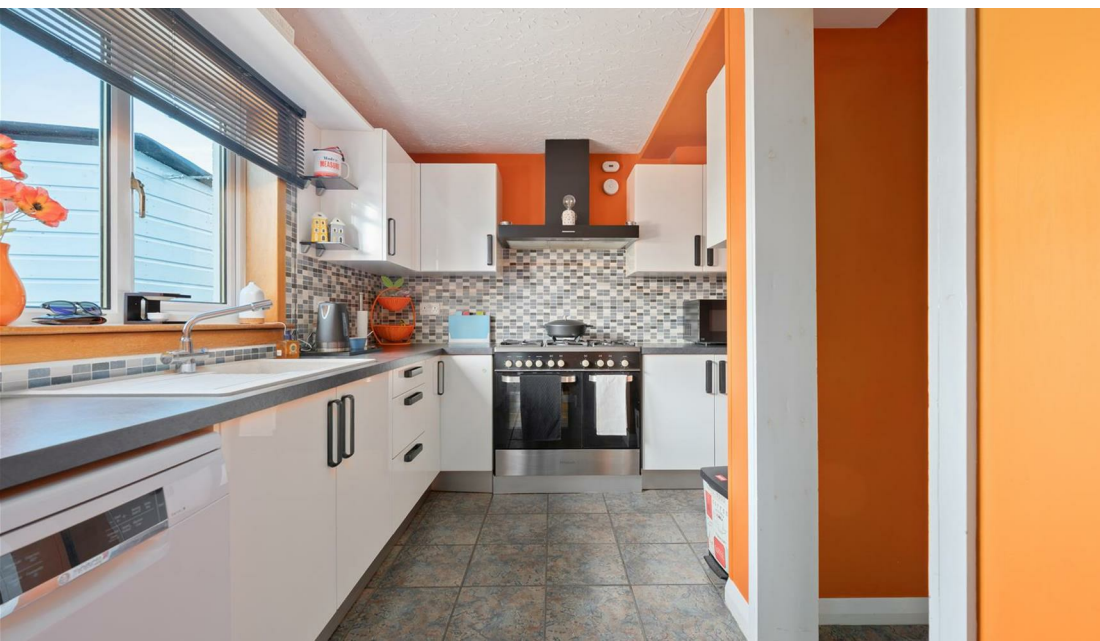




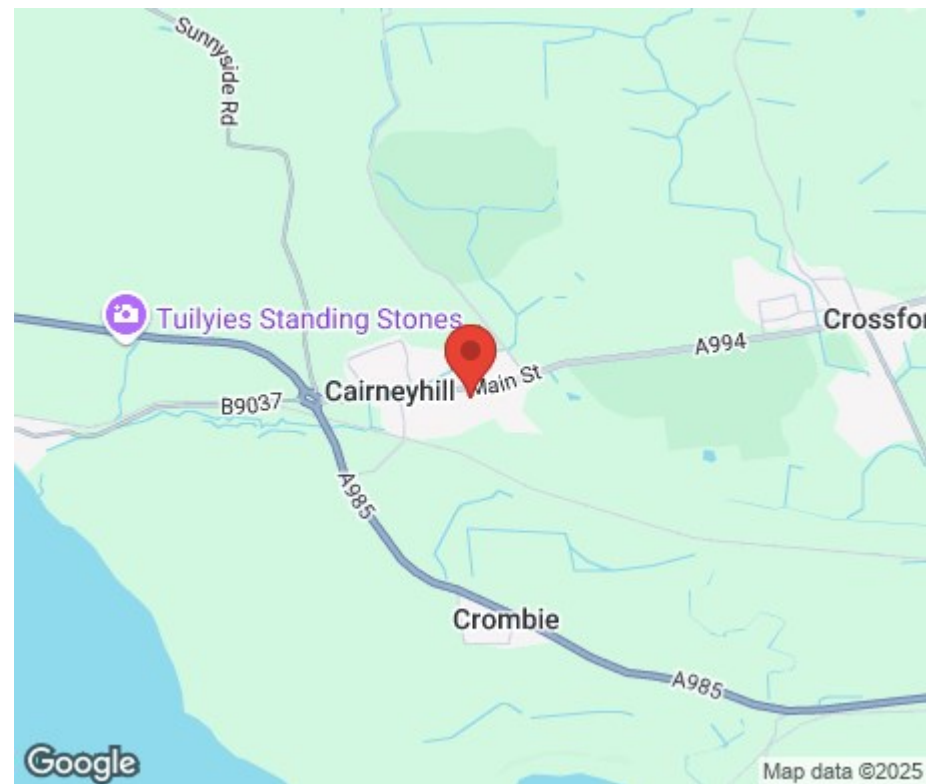
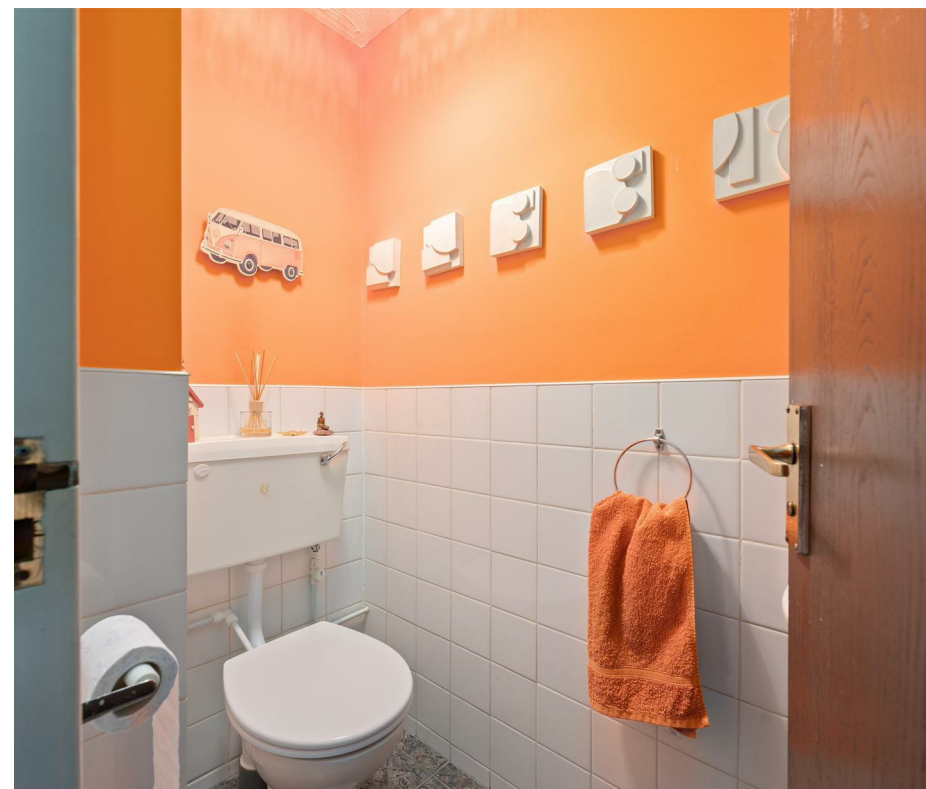




Excellent opportunity to purchase this extended semi detached villa in the ever popular village of Cairneyhill close to schooling and all amenities. An ideal family home with an enviable plot providing generous accommodation and excellent outdoor space. The accommodation briefly comprises entrance hallway leading to open plan lounge and dining area, fitted kitchen and wc on the ground floor. On the upper level there is principal bedroom with dressing room and en-suite, three further double bedrooms and family bathroom. The property is double glazed with gas central heating. Driveway for several vehicles to the front, integrated garage and car port. The garden to the rear is fully enclosed with pergola, outdoor seating and shed, ideal entertaining space. Essential viewing.







## 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 includes local shops, post office, petrol station, hotel, garden centre, car garages, nursery/ primary school, community centre and church together with Forrester Park Golf 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 and garden shed. Some furniture can be included in the sale if required.

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.











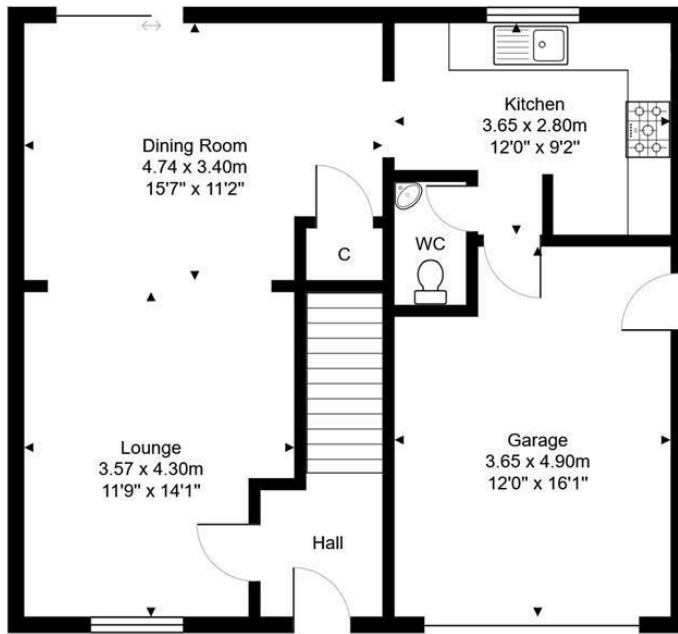




## 7 Fairley Court, Cairneyhill, KY12 8UT

Total Area: 137.0 m<sup>2</sup> ... 1475 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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