

Morgans

PROPERTY

14 Glen Moriston Drive, Dunfermline, KY12 8YS

Offers Over £199,950

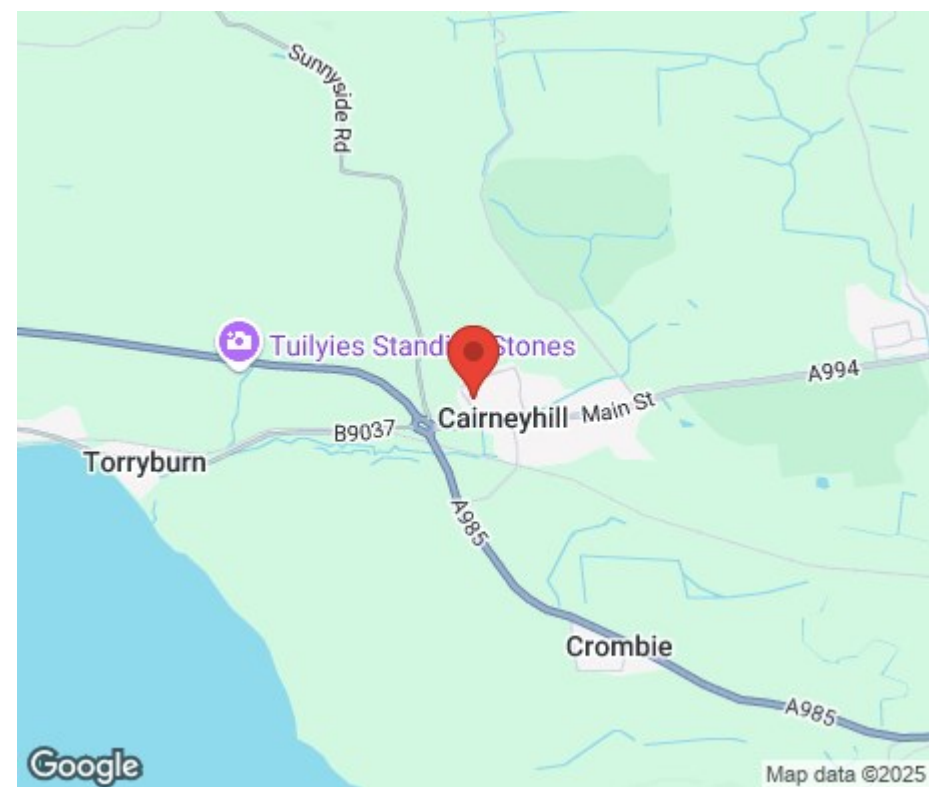






**\*\*CLOSING DATE FRIDAY 30 MAY 2025 @ 12 NOON\*\*** We are delighted to bring to the market this lovely detached bungalow in the ever popular West Fife village of Cairneyhill. The property is offered in lovely condition with modern fixtures and fittings throughout. Early entry is available. The subjects are beautifully presented and briefly comprise entrance hall, storage, lounge leading to garden room/conservatory, fitted modern kitchen with appliances, two double bedrooms, one with fitted wardrobes and stylish shower room. The gardens are well maintained and fully enclosed providing a child and pet safe environment with patio/decking area. The driveway gives access for several vehicles and leads to single detached garage. Early viewing is highly recommended. The property is double glazed with gas central heating.





## LOCATION

Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, post office, petrol station, hotel, primary/nursery school, community centre and church together with Forresters Park Golf and Country Club Restaurant. There is also quick and easy access to the M90 and M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There are also regular bus services providing easy access to the nearby city of Dunfermline where a wider range of facilities associated with a medium sized city can be found.

## EXTRAS INC. IN SALE/AGENTS NOTE

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

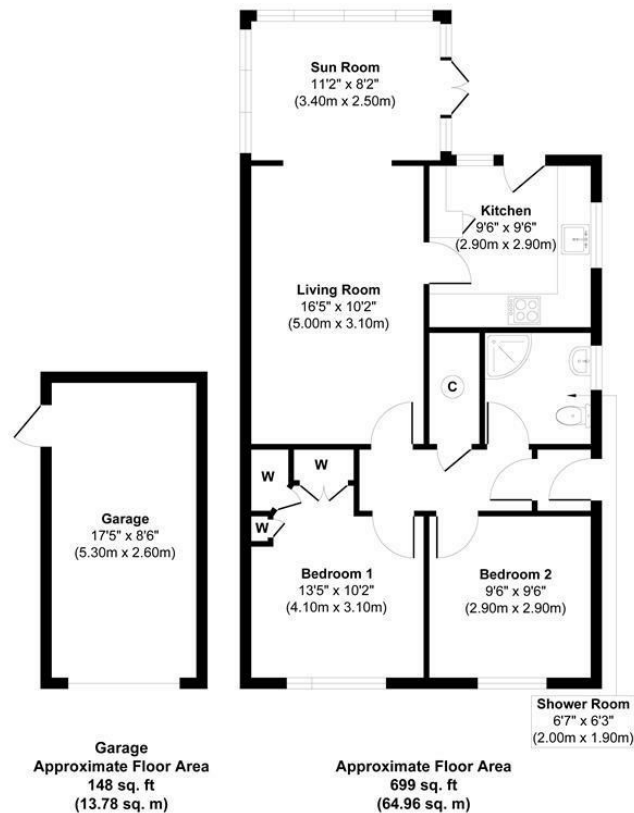
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







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Approx. Gross Internal Floor Area 847 sq. ft / 78.74 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.