



**Morgans**

PROPERTY

56 Main Street, Cairneyhill, KY12 8QZ

Offers Over £115,000







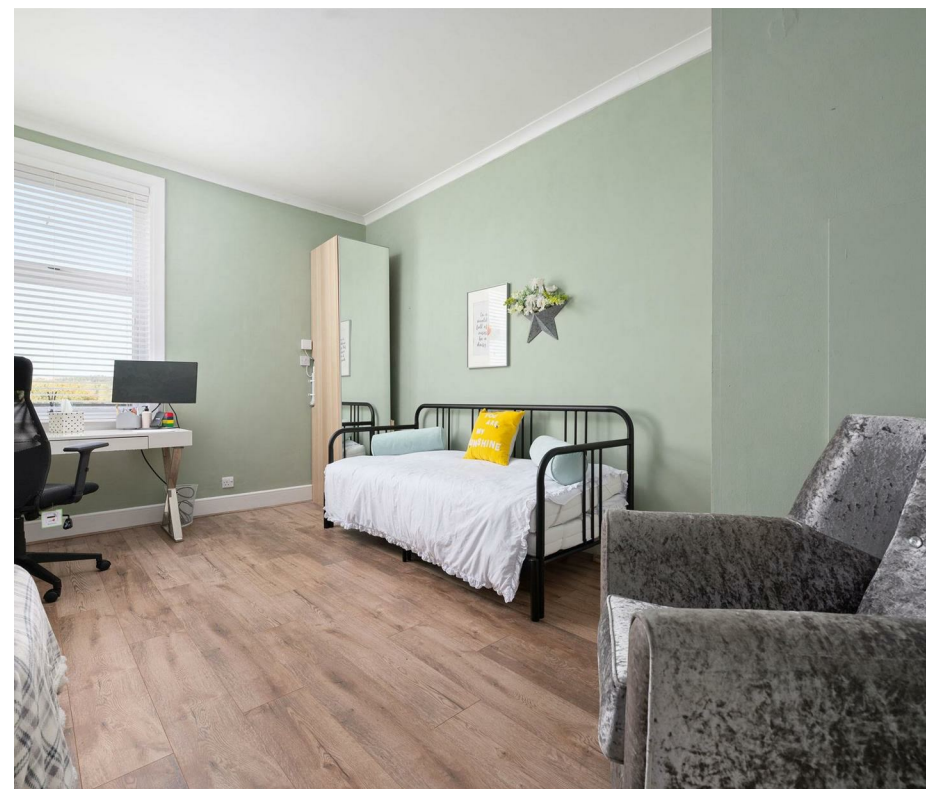




**\*\*CLOSING DATE FRIDAY 24 OCTOBER 2025 @ 12 NOON\*\*** Excellent starter home or would suit couples and small families. This deceptively spacious two bed first floor apartment is tucked quietly away off the Main Street with private residents parking and good sized communal gardens with open outlook over fields and play park. This home is in nice condition and well presented with high ceilings and modern fixtures and fittings. Access is gained from stone steps up to a terraced balcony with space for seating and enjoying the open outlook and views. The subjects briefly comprise reception hall, front facing lounge with feature fireplace, kitchen with appliances, two double bedrooms and modern bathroom with overhead electric shower. The subjects are double glazed with gas central heating.







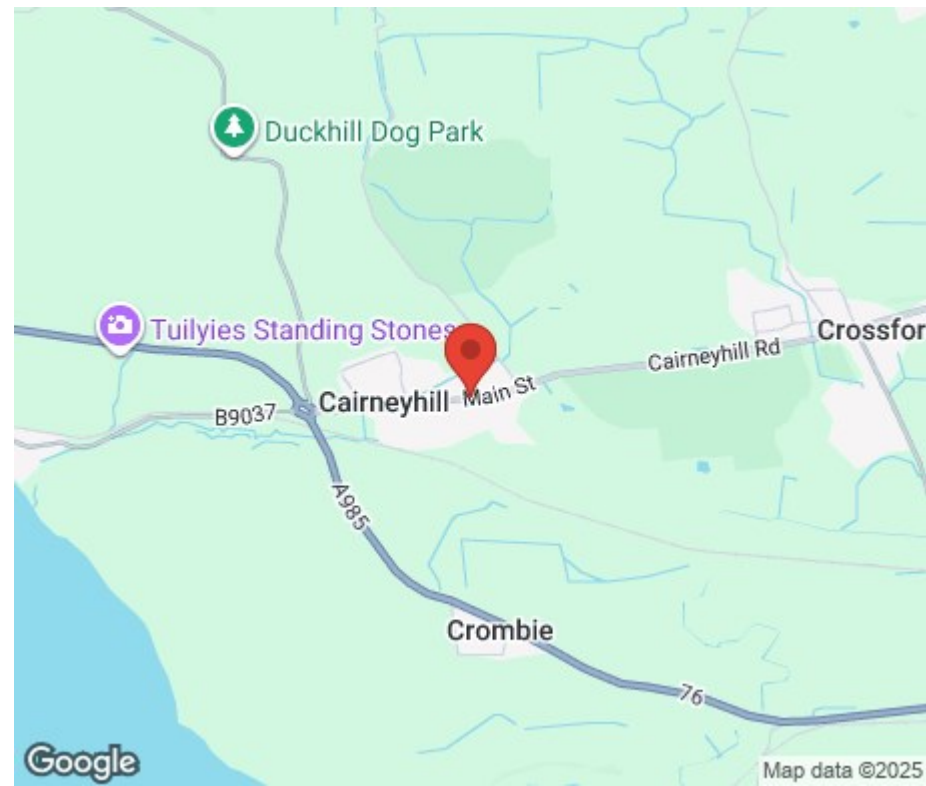
### LOCATION

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, post office, petrol station, hotel, 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.

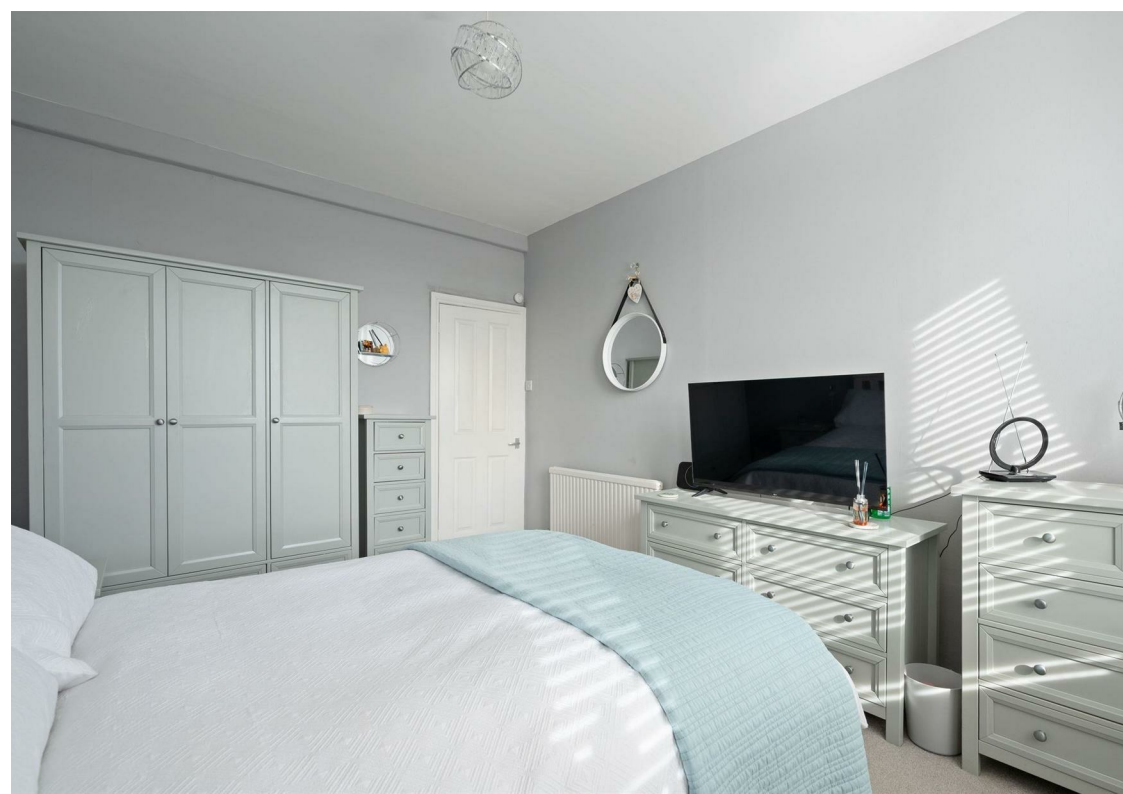
### EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Items of furniture can be included in sale by negotiation.

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.









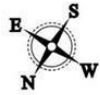








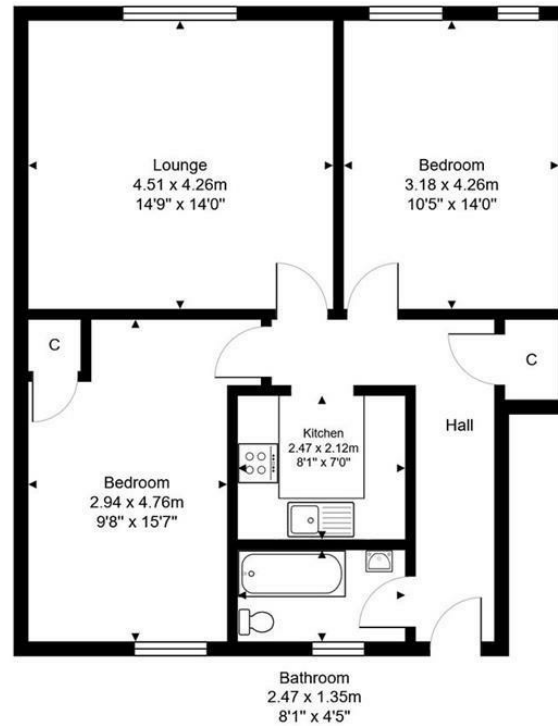
56 Main Street, Cairneyhill, KY12 8QZ



Total Area: 68.7 m<sup>2</sup> ... 739 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



1st Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



**espc**

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naea | propertymark  
PROTECTED

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.