



Morgans

PROPERTY

60 Brandy Riggs, Cairneyhill, KY12 8UU

Offers Over £160,000

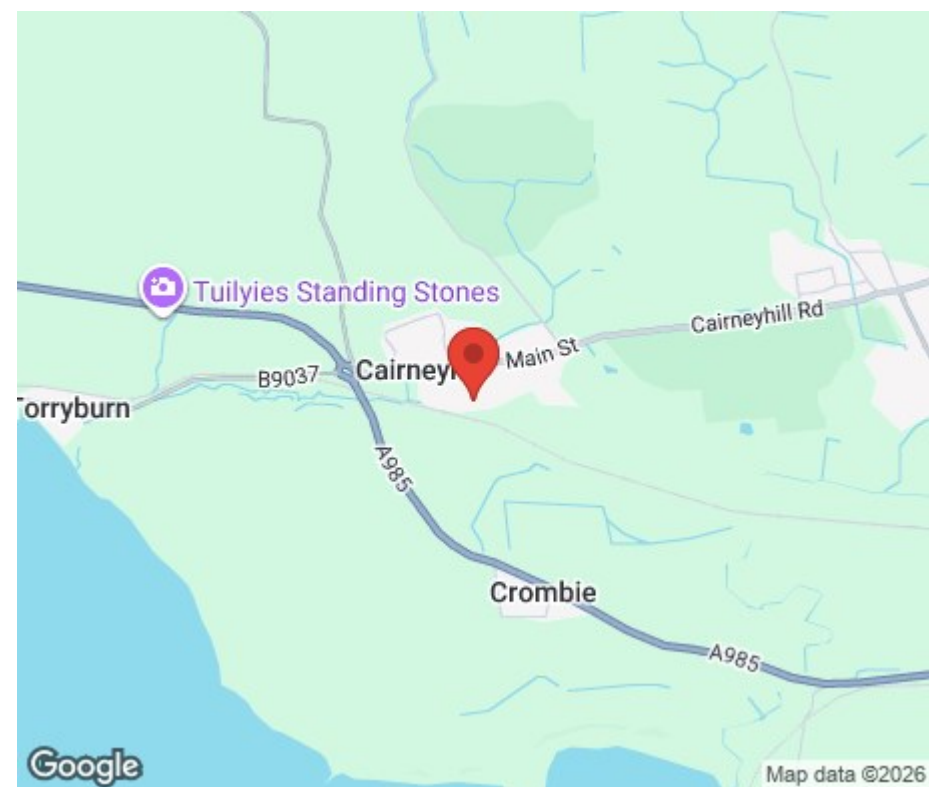






Excellent starter home or would suit couples/small families, with all village amenities and schooling nearby. This end terraced two bedroom villa has the benefit of a driveway leading to detached single garage on site and full enclosed gardens providing a child and pet safe environment. The gardens are easy to maintain with patio area. The property is well presented and offered in good condition, briefly comprising entrance vestibule, lounge and kitchen on the ground floor. On the upper level there are two double bedrooms with modern bathroom with overhead shower. Access to attic. The subjects are double glazed with gas central heating.





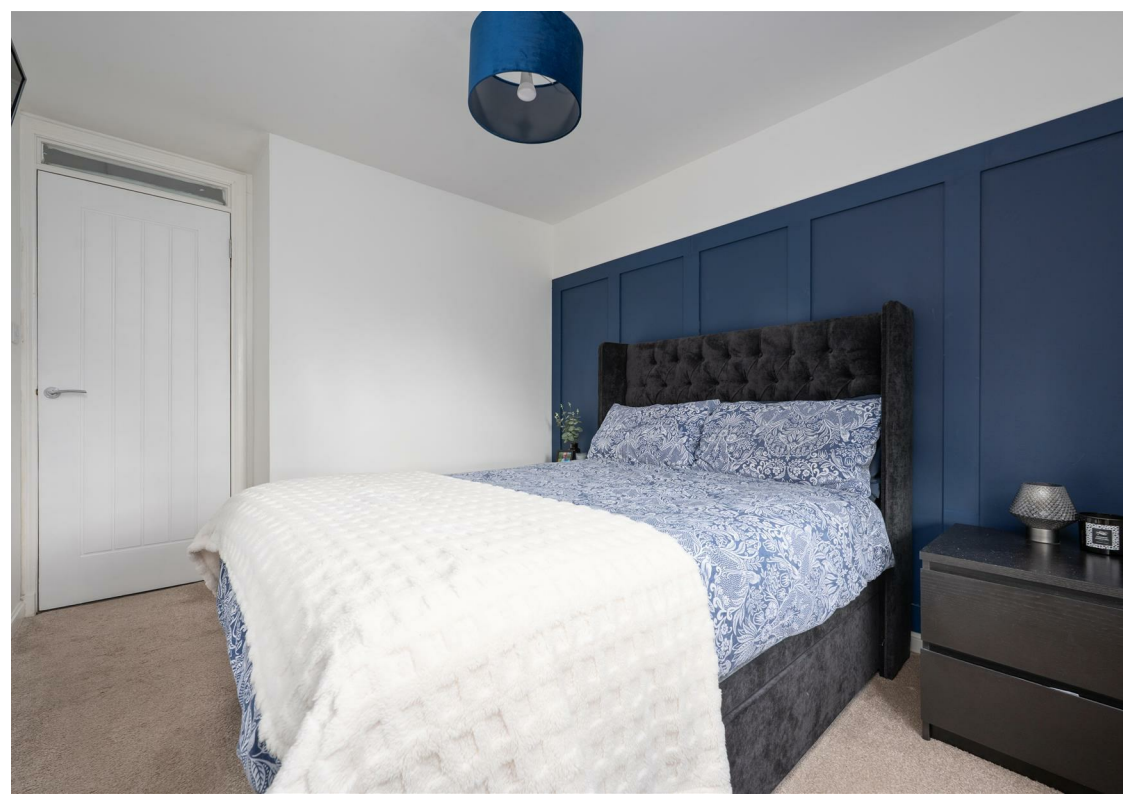
LOCATION

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.

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.





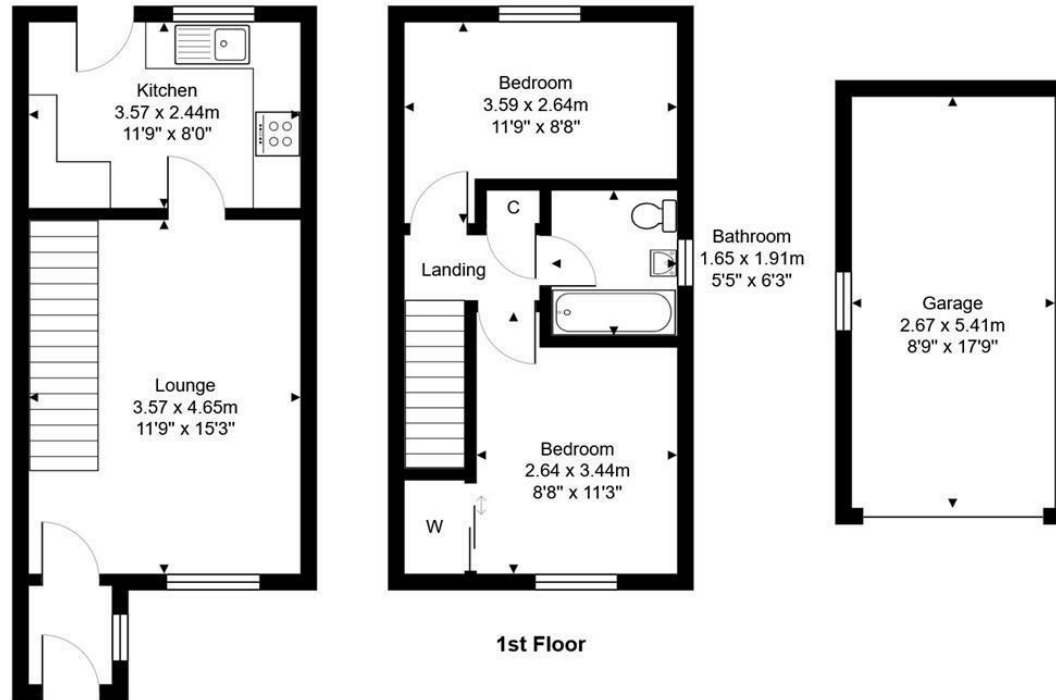


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Total Area: 53.5 m² ... 576 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor

1st Floor

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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.