



Malcolm Jack
& Matheson

19 CAIRNWELL PLACE,
CAIRNEYHILL, KY12 8XE



OFFERS OVER
£175,000

**HIGHLY DESIRABLE THREE
BEDROOM SEMI-DETACHED
FAMILY HOME IN SOUGHT-
AFTER QUIET ESTATE WITH
GARDEN, DRIVEWAY AND
SINGLE GARAGE.**

**HALL
LOUNGE
KITCHEN
DINING ROOM
3 BEDROOMS
SHOWER ROOM
FULLY ENCLOSED REAR
GARDEN
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC RATING D**



SITUATION

Cairneyhill is located just 3 miles west of Dunfermline City Centre. It boasts a well-regarded primary school with nursery facilities, a golf course, local shops, and a strong community spirit. Regular bus services connect Cairneyhill to Dunfermline, Stirling, and Glasgow. For commuters, the village offers convenient access to major road networks, providing easy travel both westward and to Edinburgh

PROPERTY

19 Cairnwell Place is a spacious three-bedroom semi-detached family home set within a quiet estate and cul de sac.

Internally the property is in move in condition offering bright and spacious family accommodation comprising lounge, dining room, kitchen, three bedrooms and a shower room. The property benefits from gas central heating, good storage facilities and double glazing.

Externally the property has a good sized fully enclosed rear garden with lawn area and patio. There is a gate for access to the driveway and single garage.

ACCOMMODATION

HALL 1.95m x 1.86m (6'5" x 6'1")

Bright entrance hall. Carpeted staircase. Built in cloak cupboard. Radiator. Laminate flooring.

LOUNGE 4.10m x 3.08m (13'6" x 10'1")

Bright and spacious lounge with window to the front. Radiator. Laminate Flooring.



DINING ROOM 3.57m x 2.51m (11'9" x 8'3")

Perfect for entertaining. Window to the rear. Radiator. Laminate flooring.

KITCHEN 3.37m x 2.43m (11'1" x 8')

Fully fitted kitchen with window to side. Integrated sink and drainer, oven and gas hob and cooker hood. Free standing fridge/freezer, dishwasher, and washing machine. Vinyl decorative tile effect flooring. Built in storage cupboard. Radiator. Door to rear garden.

LANDING

Window to side. Hatch to loft. Shelved storage cupboard. Carpet.

BEDROOM ONE 4.13m x 2.57m (13'7" x 8'5")

Double bedroom with window to the front. Ample space for bedroom furniture. Radiator. Carpet.

BEDROOM TWO 3.56m x 3.04m (11'8" x 10')

Spacious double bedroom with built in single wardrobe. Window to rear. Radiator. Carpet.

BEDROOM THREE 3.17m x 2.38m (10'5" x 7'10")

Good-sized single bedroom with window to the front. Built in storage cupboard. Radiator. Carpet.

SHOWER ROOM

Contemporary fully fitted three-piece suite comprising walk in shower with mixer shower, wash hand basin with storage underneath and WC. Opaque window to rear. Heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property has a good sized fully enclosed rear garden with lawn and patio. There is a gate for access to the driveway and single garage. There is also ample on the street parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine, dishwasher and fridge/freezer are also included in the sale. The furniture can be made available through separate negotiation if required.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

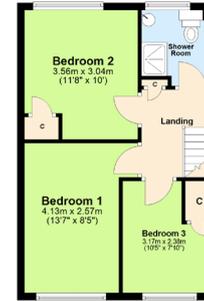
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor
Approx. 55.2 sq. metres (626.9 sq. feet)



First Floor
Approx. 39.9 sq. metres (428.1 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate and not necessarily to scale for any given or intended use. This page is for information purposes only. It is not intended to be used as a contract. For more information, please contact the agent.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

