



Malcolm Jack
& Matheson

14 DRUMMORMIE ROAD
CAIRNEYHILL, KY12 8RL



OFFERS OVER
£235,000

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

**HALL
LOUNGE
KITCHEN
DINING ROOM
3 BEDROOMS
SHOWER ROOM
ATTRACTIVE GARDEN
GROUNDS
DOUBLE DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC C**



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

14 Drummormie Road is a spacious three-bedroom detached family home, located in a quiet, well-established estate.

Internally, the property is in excellent condition, offering bright and spacious family accommodation, though it

would now benefit from some modernisation. The layout includes a generous lounge, modern kitchen, spacious dining room, three bedrooms, and a shower room. Additional features include excellent storage, gas central heating, and double glazing.

Externally, the property boasts well-maintained garden grounds to both the front and rear. There is a double driveway and a single garage.

ACCOMMODATION

HALL

Bright entrance hall. Carpeted staircase. Built in cloak cupboard. Radiator. Carpet.

LOUNGE 5.88m x 4.30m (19'3" x 14'1")

Bright and spacious lounge with window to the front. Window to the side. Two radiators. Built in storage cupboard. Carpet.

KITCHEN 3.41m x 2.37m (11'2" x 7'9")

Modern fully fitted dining kitchen with integrated sink and drainer, electric oven, hob, cooker hood and fridge/freezer. Telephone point. Door out to the side of the property. Combi boiler. Tiled flooring. Radiator.

DINING ROOM 4.16m x 3.85m (13'8" x 12'8")

Bright and spacious dining room with ample space for dining table and chairs. Sliding doors out to the garden. Window overlooking the rear garden. Dishwasher, washing machine and tumble dryer. Radiator. Carpet.



LANDING

Large built in storage cupboard. Carpet.

BEDROOM ONE 3.36m x 3.24m (11' x 10'8")

Double bedroom with window to the front. Triple built in wardrobes. Radiator. Carpet.

BEDROOM TWO 3.28m x 2.97m (10'9" x 9'9")

Double bedroom with window to the rear. Triple built in wardrobes. Radiator. Carpet.

BEDROOM THREE / STUDY 3.78m x 2.82m (9'3" x 12'5")

Good-sized single bedroom located on the ground floor. Window to the rear. Built in storage cupboard. Radiator. Carpet.

SHOWER ROOM 2.14m x 1.80m (7' x 5'11")

White three-piece suite comprising large walk-in shower with mixer shower, wash hand basin and WC. Opaque window to side. Mirrored bathroom cabinet. Radiator. Tile effect laminate flooring.

GARDENS AND GROUNDS

The property boasts attractive, well-maintained garden grounds.

The front garden features a small lawn area with well-stocked borders. A double driveway leads to the single garage, which is equipped with power.

The rear garden includes a lawn, bordered by mature plants, and a patio area perfect for garden furniture. There is rear access to the garage, as well as an outside tap.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the dishwasher, washing machine and the tumble dryer which are located in the dining room.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

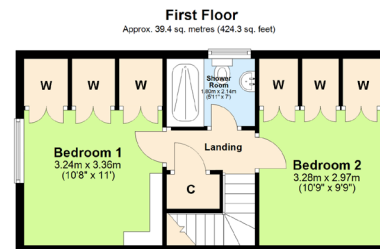
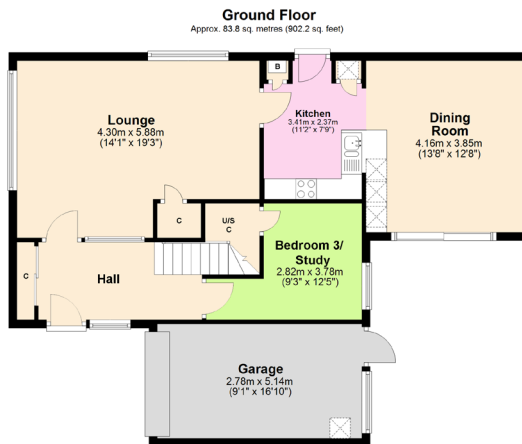
OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

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.

As this is an executry sale, the property is sold as seen. We have been unable to verify certain information, and none of the services, fittings, or equipment have been tested. No warranties of any kind are given.

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



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of photos and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser.

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

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