



Malcolm Jack
& Matheson

107a Main Street, Cairneyhill
KY12 8QU



OFFERS OVER
£165,000

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

**HALL
LOUNGE
KITCHEN/DINER
2 DOUBLE BEDROOMS
MODERN SHOWER ROOM
ATTRACTIVE REAR GARDEN
WITH GARDEN SHED
DRIVEWAY
DETACHED SINGLE GARAGE
GCH & TG
EPC 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

107a Main Street is a spacious two-bedroom semi-detached family home, ideally located in the heart of Cairneyhill.

The property is in walk-in condition and offers bright,

well-proportioned accommodation throughout. Internally, it comprises a welcoming lounge, a modern fully fitted dining kitchen, two double bedrooms (the master benefiting from access to a private WC), and a modern shower room. Additional features include triple glazing, gas central heating, and excellent storage throughout.

Externally, the home boasts a generous private rear garden with a lawn, patio area, and garden shed, perfect for outdoor entertaining or relaxing. A private driveway and detached single garage provide secure off-street parking.

ACCOMMODATION

HALL 2.52M X 1.84M (8'3" X 6')

Bright entrance hall. Carpeted staircase. Window to front. Radiator. Tiled flooring.

LOUNGE 5.46M X 3.49M (17'11" X 11'5")

Bright and spacious lounge with window to the front. Additional window to rear. Two radiators. TV point. Telephone point. Laminate Flooring.

KITCHEN / DINER 3.29M X 3.06M (10'10" X 10')

Fully fitted kitchen with window to the rear overlooking the garden. Integrated sink and drainer, microwave, oven and ceramic hob and fan extractor



cooker hood. Free standing fridge, freezer, dishwasher, and washing machine. Tiled flooring. Under-stair storage cupboard. Radiator. Door to rear garden.

SHOWER ROOM 2.00M X 1.84M (6'7" X 6')

Modern fully fitted three-piece suite comprising walk in shower connected to mains, fitted vanity unit with integrated wash hand basin and units for storage. Opaque window to the side. Chrome heated towel rail. Tiled flooring.

LANDING

Window to rear. Carpet.

BEDROOM ONE 3.62M X 3.49M (11'11" X 11'5")

Double bedroom with window to rear. Fitted wardrobe. Additional fitted cupboard. Radiator. Carpet.

BEDROOM TWO 3.19M X 2.54M (10'6" X 8'4")

Double bedroom with built in airing cupboard / wardrobe. Window to rear. Radiator. Carpet.

WC

White two-piece suite comprising WC, wash hand

basin. Access to under eaves storage. Carpet.

GARDENS AND GROUNDS

Externally, the home boasts a generous private rear garden with a lawn, patio area, and garden shed, perfect for outdoor entertaining or relaxing. A private driveway and detached single garage provide secure off-street parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine, dishwasher, fridge, freezer and garden shed 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 by 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.



Ground Floor
Approx. 80.8 sq. metres (881.4 sq. feet)



First Floor
Approx. 37.9 sq. metres (407.9 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

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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