



Malcolm Jack
& Matheson

87 Main Street, Cairneyhill
KY12 8QU



**OFFERS OVER
£395,000**

**RARELY AVAILABLE 4-BEDROOM
DETACHED FAMILY HOME IN THE
HEART OF CAIRNEYHILL, FEATURING
A SOUTH-FACING GARDEN, LARGE
OUTBUILDING, AND A SPACIOUS
DRIVEWAY.**

**ENTRANCE VESTIBULE
HALL
LIVING ROOM
LOUNGE/FAMILY/DINING ROOM
KITCHEN
CONSERVATORY
4 BEDROOMS
BATHROOM
DOWNSTAIRS SHOWER ROOM
EXTENSIVE SOUTH FACING GARDEN
DRIVEWAY
SUBSTANTIAL OUTBUILDING WITH
A GARAGE
GCH & DG
EPC E**



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

87 Main Street is a highly desirable detached four-bedroom family home, set on a generous plot with beautifully maintained, private garden grounds. Ideally located, the property is within easy reach of Cairneyhill's excellent local amenities, well-regarded school, and convenient bus and commuter links.

Internally, the home is presented in move-in condition and offers bright, spacious, and versatile family living throughout. The accommodation comprises an entrance hall, a welcoming lounge, modern kitchen with utility cupboard, family/dining room, conservatory, four bedrooms, a modern shower room, and a family bathroom. The property also benefits from gas central heating, double glazing, and ample built-in storage.

Externally, the home boasts generous, enclosed south-facing garden grounds, featuring a hot tub house with hot tub, perfect for outdoor living and entertaining. A substantial outbuilding provides versatile space, incorporating garage and workshop areas, an office, a kitchen/utility room, and a toilet. The property also benefits from a spacious driveway and an external storage cupboard, currently used for bikes and general storage. In addition, there is ample on-street parking available nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

Door through to hall. Coat hooks. Laminate flooring.

HALL

Large hall with carpeted staircase. Built in under the stair storage cupboard. Telephone point. Radiator. Laminate flooring.

LOUNGE 4.29M X 3.20M (13'9 X 10'6)

Spacious lounge with window to the rear. Fireplace with open fire. Display recess with storage cupboard below. Radiator. Laminate flooring.

KITCHEN 4.00M X 2.60M (13'1 X 8'6)

Modern fully fitted kitchen with integrated sink and drainer. Freestanding gas cooker, fridge/freezer and dishwasher.



Serving hatch. Window to the front. Window to the side overlooking the garden. Free standing fridge/freezer and dishwasher. Radiator. Tiled flooring.

BACK HALL

Door leading out the front. Laminate tiled flooring.

UTILITY CUPBOARD

Accessed from the kitchen. Houses boiler and washing machine. Space for storage and hanging coats. Laminate tiled flooring.

LIVING ROOM 4.20M X 4.20M (13'9 X 13'9)

A well-lit room with bay window to the rear overlooking the garden. Window through to the conservatory. Serving hatch. Astragal glazed door through to the conservatory. Fireplace housing gas flame effect fire. Radiator. Carpet.

CONSERVATORY 4.20M X 3.00 (13'9 X 9'10)

A spacious room with views of the garden. Access out to the front and rear Radiator.TV point. Tiled flooring.

BEDROOM ONE 3.30M X 3.20M (10'10 X 10'6)

Spacious double bedroom with a window to the front. Additional high-level window. Double built in wardrobe with mirrored sliding doors. Radiator. Carpet.

SHOWER ROOM

Modern three-piece suite comprising mixer shower, fitted vanity unit with integrated wash hand basin and WC. Opaque window to the rear. Chrome heated towel rail. Fully tiled.

LANDING

Bright spacious landing with Velux window. Radiator. Carpet.

BEDROOM TWO 4.10M X 2.60M (13'5 X 8'6)

Double bedroom with two double built-in wardrobes. Window to the rear. TV point. Radiator. Carpet

BEDROOM THREE 4.10M X 3.00M (13'5 X 9'10)

Double bedroom with two double built-in wardrobes. Window to the rear. Radiator. Carpet.

BEDROOM FOUR 2.80M X 2.60M (9'2 X 8'6)

Single bedroom with two double built-in wardrobes. Window to the rear. Radiator. Carpet

BATHROOM

White three-piece suite comprising bath with electric shower, wash hand basin and WC. Fitted storage cabinets. Opaque window to the front. Radiator. Towel rail. Tiled flooring.

GARDENS & GROUNDS

Externally, the home boasts generous, enclosed south-facing garden grounds, featuring a hot tub house with hot tub, perfect for outdoor living and entertaining. A substantial outbuilding provides versatile space, incorporating garage and workshop areas, an office, a kitchen/utility room, and a toilet. The property also benefits from a spacious driveway and an external storage cupboard, currently used for bikes and general storage. In addition, there is ample on-street parking available nearby.

EXTRAS

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

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 us at 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.

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



Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
 Outbuilding = 109.7 sq m / 1181 sq ft
 (Including Eaves / Garages)
 Total = 249.4 sq m / 2685 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale

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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