

**ROSS & CONNELL**

*Solicitors, Estate Agents & Business Contractors*



**85 Rose Gardens, Cairneyhill, KY12 8QS**  
Offers Over £149,950



Most attractive and generously proportioned terraced bungalow enjoying a very pleasant location within a cul-de-sac setting. Rarely available. Entrance Hall, Lounge/Dining room, Conservatory, Modern fitted kitchen, 2 Double bedrooms, Modern shower room. Double glazing. Gas central heating. Lovely gardens to front and rear. Modern decor. Immaculately presented. Move in condition. Ideal starter/retirement home. Ample parking areas. Early viewing a must! EPC - C. Council tax - C. Freehold.

## LOCATION

Cairneyhill is a sought after residential village that enjoys a semi rural situation some 4 miles west of Dunfermline town centre on the A994 (Dunfermline/Glasgow via Kincardine Bridge). The village is ideally placed for all local centres of employment and is also favoured by commuters to Edinburgh. There is a good primary school, local shops for day to day necessities, a thriving church and two licensed premises. More comprehensive amenities are to be found in Dunfermline to which there is a regular bus service. The railway stations at Dunfermline, Rosyth and Inverkeithing offer regular commuter services to Edinburgh which is also readily accessible via the Forth Road Bridge (7 miles). There are many areas of natural beauty both around the village and within a short driving time

## PROPERTY - TERRACED BUNGALOW

- Much sought after property type
- Rarely available
- 2 public rooms
- 2 Bedrooms
- Shower room
- Low maintenance gardens
- Great storage accommodation
- Modern decor
- Well maintained
- Move in condition

## ACCOMMODATION

### Hall 4.50 m x 1.96 m / 14'9" x 6'5"

With doors to the Lounge, 2 Bedrooms and Shower room. Two storage cupboards.

### Lounge/Dining room 5.67 m x 3.84 m / 18'7" x 12'7"

This is a well proportioned lounge/dining room. French doors to garden. Door to kitchen. Rear.

### Kitchen 3.20 m x 2.63 m / 10'6" x 8'8"

Fitted with modern floor and wall units. Rear.

### Bedroom 1 3.44 m x 3.19 m / 11'3" x 10'6"

This is a great sized double bedroom which benefits from a built in wardrobe with sliding doors. Front.

### Bedroom 2 3.50 m x 2.79 m / 11'6" x 9'2"

Another good sized double bedroom, also enjoys the benefit of built in wardrobes. Front.

### Shower Room 2.17 m x 1.60 m / 7'1" x 5'3"

Fitted with a modern white suite. Side.

## Gardens

This property enjoys lovely, neatly presented areas of garden ground to the front and rear of the property.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## EXTRAS

All the fitted carpets and blinds are included in the sale price.

## HOME REPORT

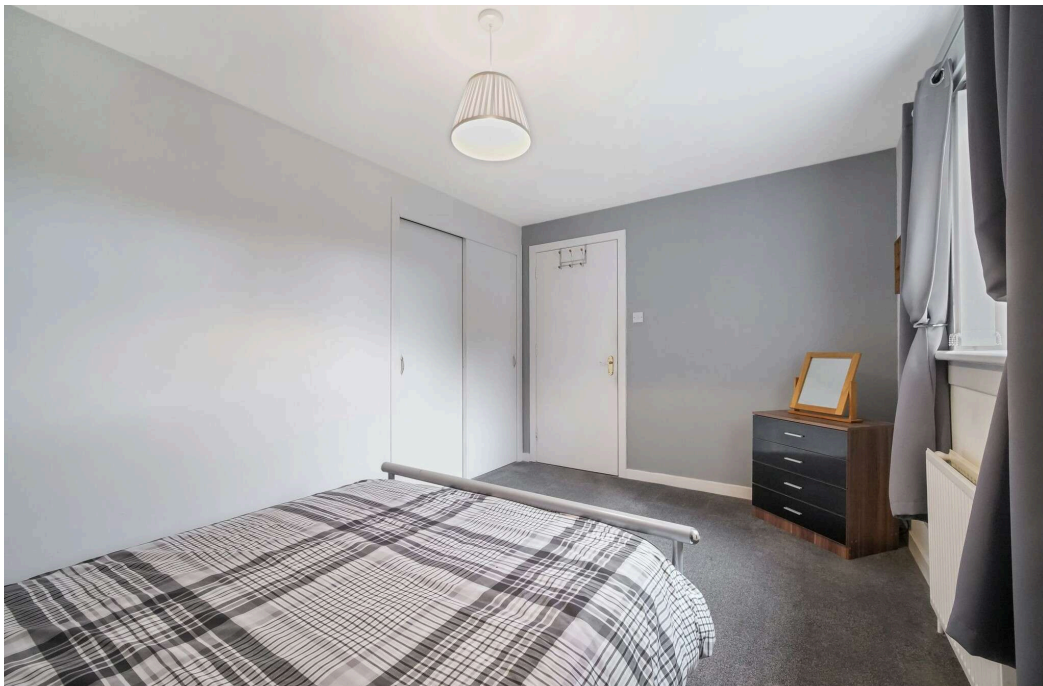
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

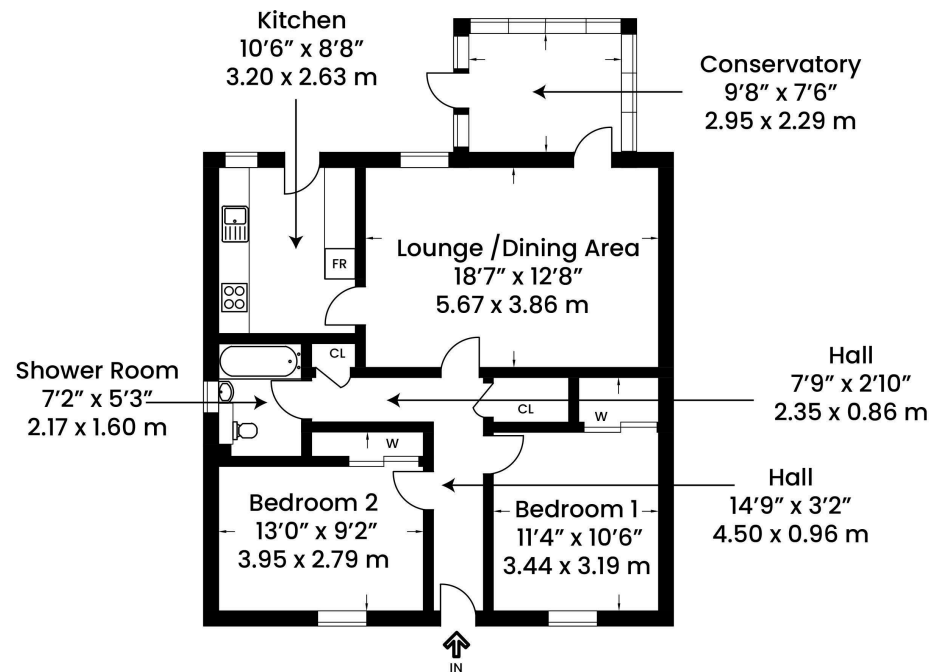
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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