RentLocally PROPERTY SALES

PROPERTY SCHEDULE



EXTERNAL FRONT 23 BRANDY WELLS (1)

HOUSE · CAIRNEYHILL, DUNFERMLINE

# 23 Brandy Wells, Cairneyhill, Dunfermline, KY12 8UZ

Cairneyhill, Dunfermline KY12 8UZ

OFFERS OVER

**£160,000**

Welcome to this two-bedroom semi-detached house, ideally situated in the popular and peaceful village of Cairneyhill, just outside Dunfermline.

| 2 | 1 | 1 |
|---|---|---|
| BEDROOMS | BATHROOMS | RECEPTION |

ABOUT THE HOME

# Welcome to this two-bedroom semi-detached house, ideally situated in the popular and peaceful village of Cairneyhill, just outside Dunfermline.

## KEY FEATURES

- Gas Central Heating
- Driveway
- Conservatory
- Private Front Garden
- Private Rear Garden

Offering spacious accommodation, an impressive conservatory and a generous rear garden, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a home of their own. Ideally situated within the popular village of Cairneyhill, just a short drive from Dunfermline, the property combines a convenient location with plenty of space and exciting potential.

Internally, the property offers practical and versatile accommodation throughout. The generous living room provides ample space for a range of furniture, with room for a small dining table and chairs. The separate, fully fitted kitchen benefits from good worktop and cupboard space, providing plenty of room for everyday cooking and storage.

Leading off the kitchen, the impressive conservatory provides a fantastic additional living area, with ample space for two large sofas and a useful storage cupboard. Offering plenty of versatility, this space could be used as a second sitting area, a place to relax or an area for entertaining, with direct access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, both offering plenty of room for bedroom furniture and benefiting from large built-in wardrobes for additional storage. The property also benefits from a floored loft, providing further useful storage space. Completing the accommodation is the family bathroom, fitted with a large shower cubicle.

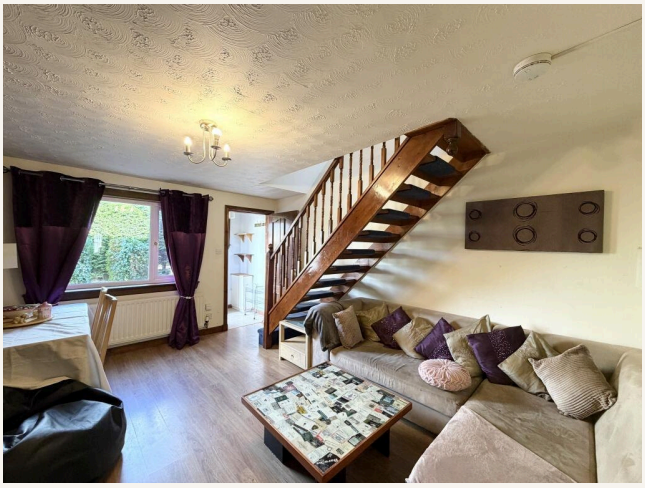
Externally, the property enjoys a well-maintained front garden, bordered by established bushes to provide a good degree of privacy. A private driveway also offers off-street parking for approximately one to two vehicles. To the rear, the generous garden features a decking area, ideal for outdoor seating and entertaining, together with a substantial garden hut providing useful additional storage.

The property is conveniently located close to local amenities, including supermarkets and Cairneyhill Primary School. Dunfermline is just a ten-minute drive away, offering a wider range of shopping, leisure and transport facilities, including the popular Kingsgate Shopping Centre and Dunfermline City railway station.

Offering excellent potential to modernise and personalise, this property would appeal to first-time buyers, couples, small families and investors alike. While some decorative updating and modernisation would be beneficial, the spacious accommodation, impressive conservatory and generous garden provide an excellent foundation for creating a home tailored to individual tastes.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

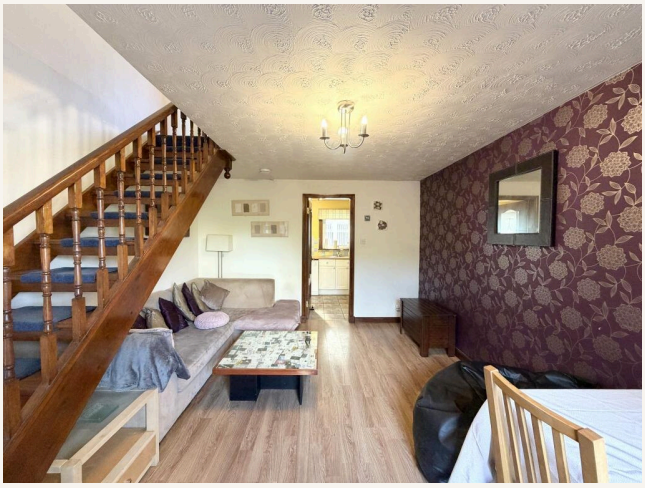
## IN PICTURES



LIVING ROOM 23 BRANDY WELLS (1)



CONSERVATORY 23 BRANDY WELLS (1)



LIVING ROOM 23 BRANDY (1)



KITCHEN 23 BRANDY WELLS (1) (1)



23 BRANDY WELLS CONSERVATORY (1)



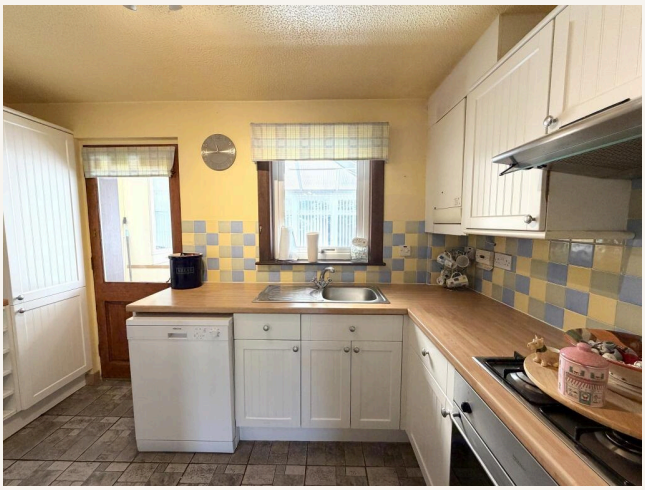
REAR GARDEN 23 BRANDY WELLS (1)



REAR GARDEN 23 BRANDY (1)



KITCHEN 23 BRANDY WELLS (4)



23 BRANDY WELLS KITCHEN (1)



BEDROOM 1 23 BRANDY (1)



BEDROOM 1



BEDROOM 2



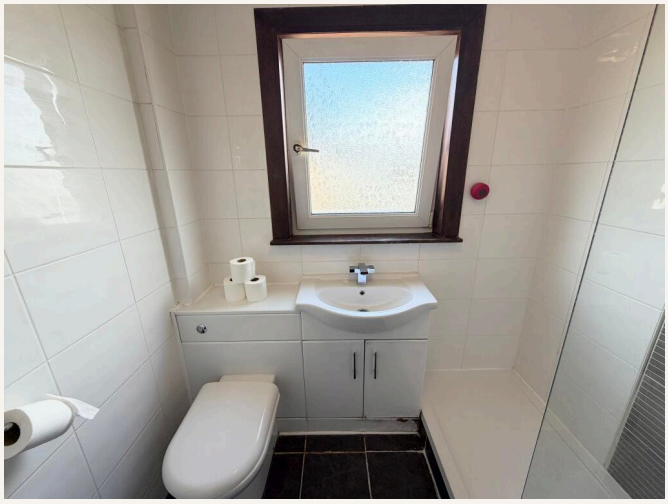
BEDROOM 2



BEDROOM 2 23 BRANDY (1)



BEDROOM 1



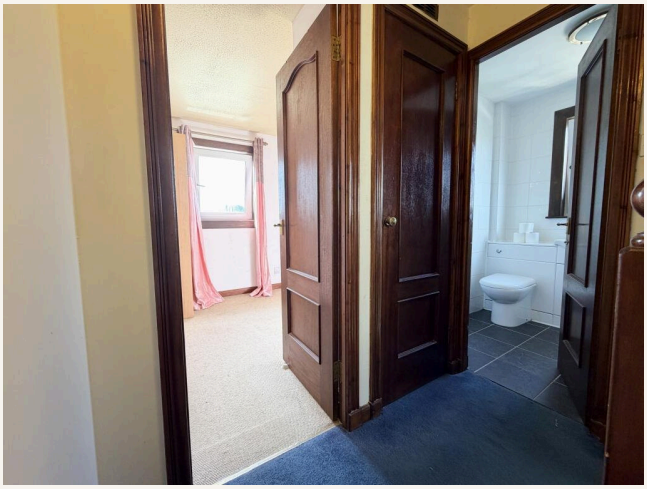
BATHROOM 23 BRANDY WELLS (1)



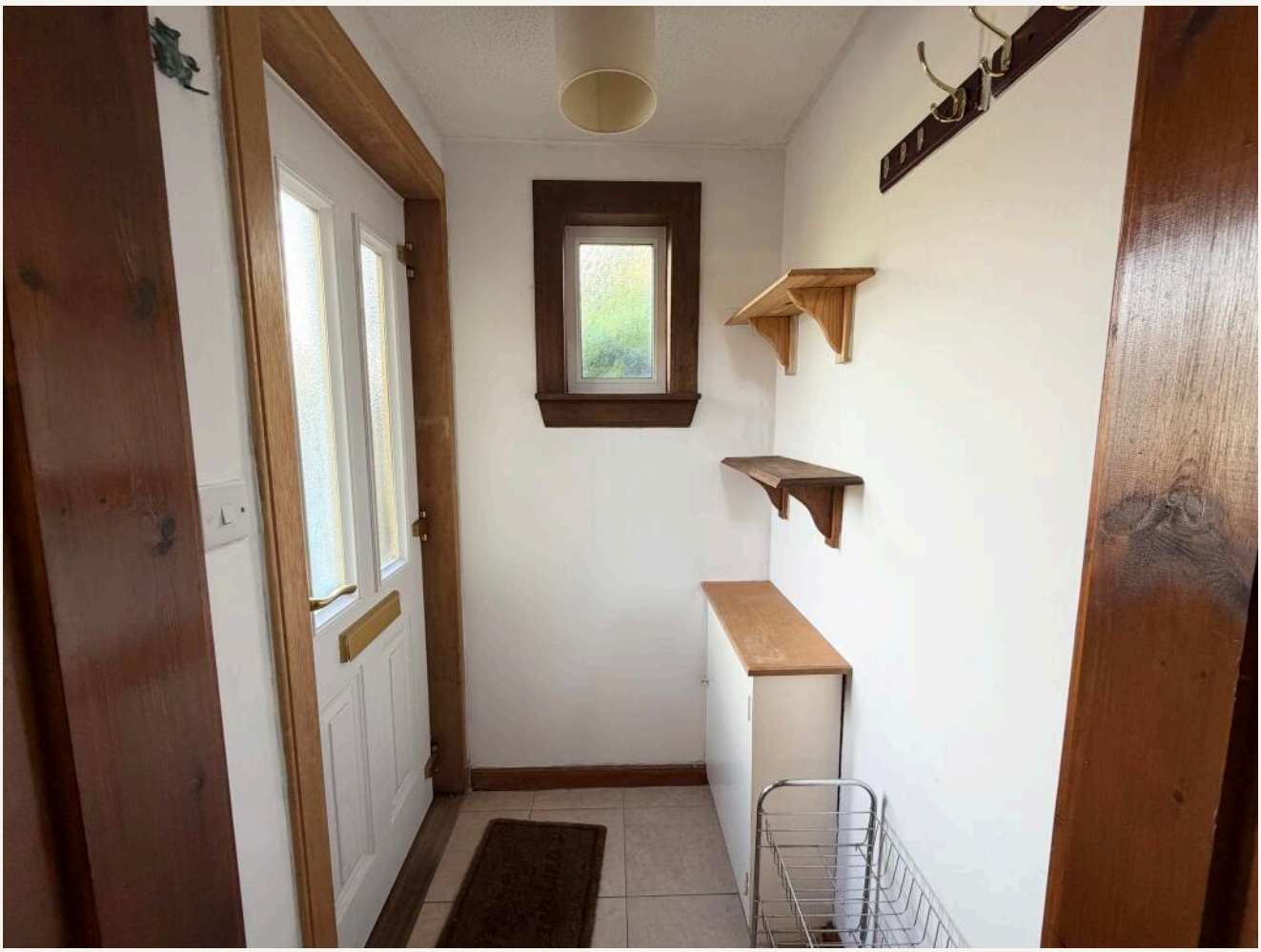
BATHROOM 23 BRANDY (1)



UPSTAIRS HALLWAY 23 BRANDY WELLS (1)



23 BRANDY WELLS UPSTAIRS HALLWAY (1)



ENTRANCE HALLWAY 23 BRANDY WELLS (1)



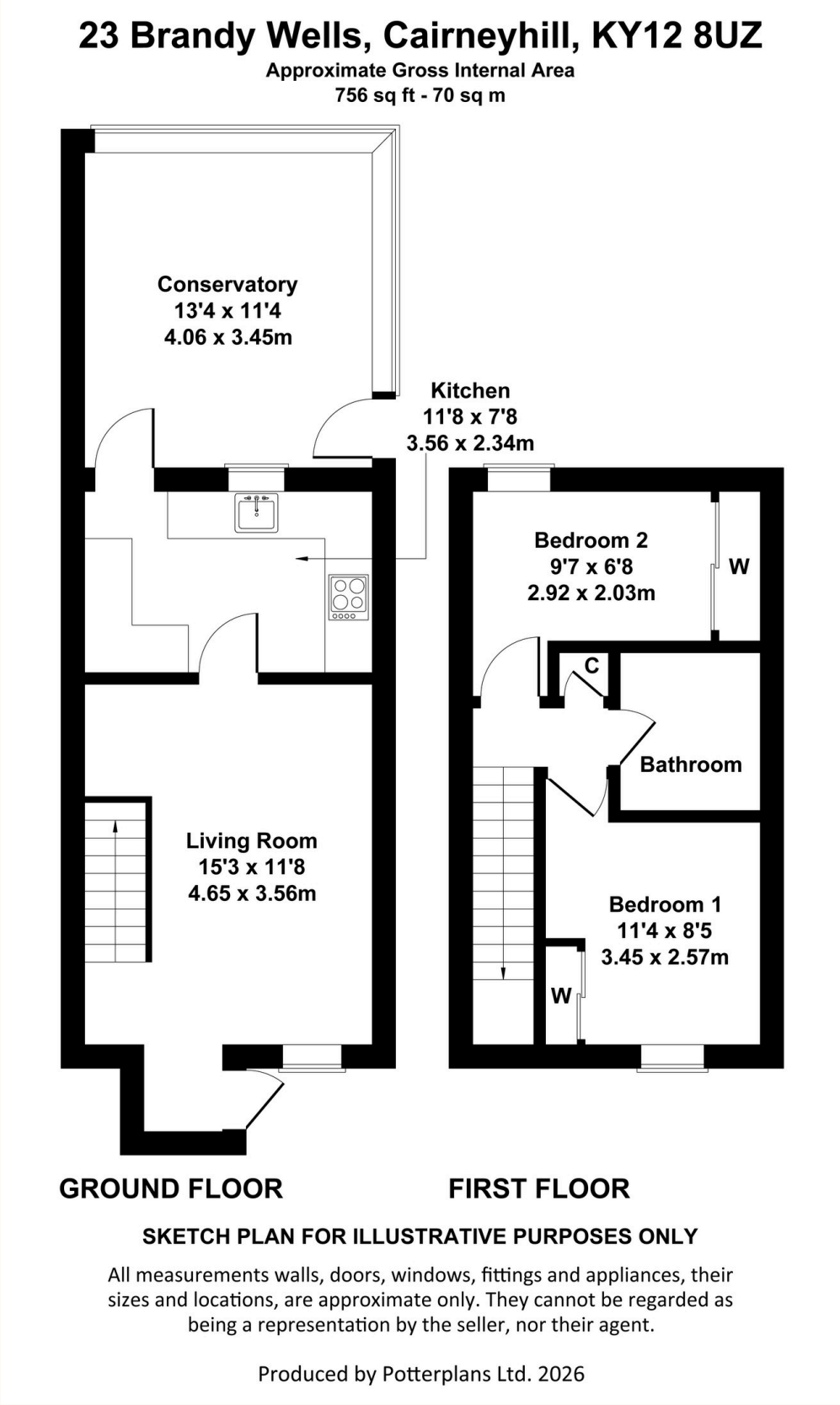
GARDEN REAR 23 BRANDY WELLS (1)



EXTERNAL FRONT 23 BRANDY (1)

LAYOUT

# 23 Brandy Wells, Cairneyhill, floor plan




Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

# The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

## THE HOME

| | |
|---|---|
| Property type | House |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Reception rooms | 1 |
| Entrance level | *Not confirmed* |
| Floors in building | 2 |
| Condition (as recorded) | Unknown |
| Year built | 1986 |

## OUTSIDE & ACCESS

| | |
|---|---|
| Parking | Driveway |
| Outside space | Private Garden |
| Accessibility features | *Not confirmed* |

## SERVICES

| | |
|---|---|
| Heating | Gas Central |
| Electricity | Mains |
| Water | Mains |
| Sewerage | Unknown |
| Broadband | *Not confirmed* |

## TENURE & COSTS

| | |
|---|---|
| Tenure | Freehold |
| Council tax | Band C |
| Council tax exempt | No |
| Annual service charge | *Not confirmed* |
| Annual ground rent | *Not confirmed* |
| Shared ownership | No |
| New home | No |
| For sale by auction | No |

## RIGHTS, RESTRICTIONS & FLOOD RISK

| | |
|---|---|
| Restrictions | [Disclosure v1: Unknown] |
| Rights of way | [Disclosure v1: Unknown] |
| Required access | [Disclosure v1: Unknown] |
| Flooded in last five years | No |
| Sources of flooding | *Not confirmed* |
| Flood defences | *Not confirmed* |

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ARRANGE A VIEWING

# 23 Brandy Wells, Cairneyhill, Dunfermline, KY12 8UZ

Offers over £160,000

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These particulars are prepared from the marketing information recorded for this property and are intended as a general guide. They do not form part of any offer or contract. Photographs and floorplans are for illustration; fixtures, measurements, services and appliances have not been tested or verified. Residential property marketed for sale in Scotland requires a Home Report; prospective purchasers should obtain and read the Home Report for this property and rely on their own enquiries and their solicitor's advice.