



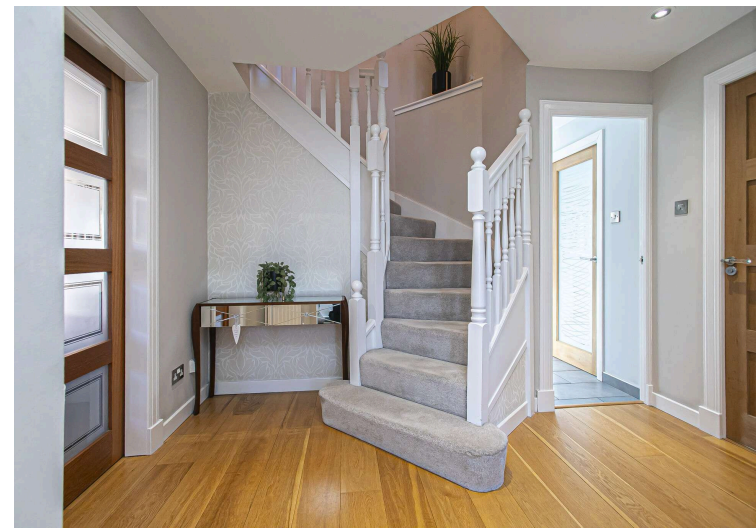
Morgans

PROPERTY

26 Copper Beech Wynd, Cairneyhill, KY12 8UP

Offers Over £365,000





Spacious four-bedroom detached villa



Principal bedroom with en suite



Large and bright living room



Family shower room & WC



Kitchen with separate utility room



Detached Double Garage & Driveway



EPC Rating -



Council Tax Band -



Welcome

This impressive and generously proportioned detached family home offers spacious and versatile accommodation over two levels and is situated in a quiet cul-de-sac of executive homes. The ground floor features a large and inviting living room, ideal for both everyday living and entertaining. The kitchen is well-sized and supported by a separate utility room, providing additional practicality. A formal dining room offers a dedicated space for family meals or hosting guests, while a convenient WC completes the ground floor accommodation. On the upper level, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with en suite facilities. The remaining bedrooms are all of good size and are served by a modern shower room, making the layout ideal for family living. Externally, the property benefits from fully enclosed and well maintained gardens with raised decking, it offers privacy and a child and pet safe environment. The detached double garage has excellent storage, workshop potential and secure parking. There is a double monobloc driveway. Situated in the sought-after village of Cairneyhill, the property enjoys a peaceful setting while remaining within easy reach of Dunfermline, local amenities, schooling, and transport links.



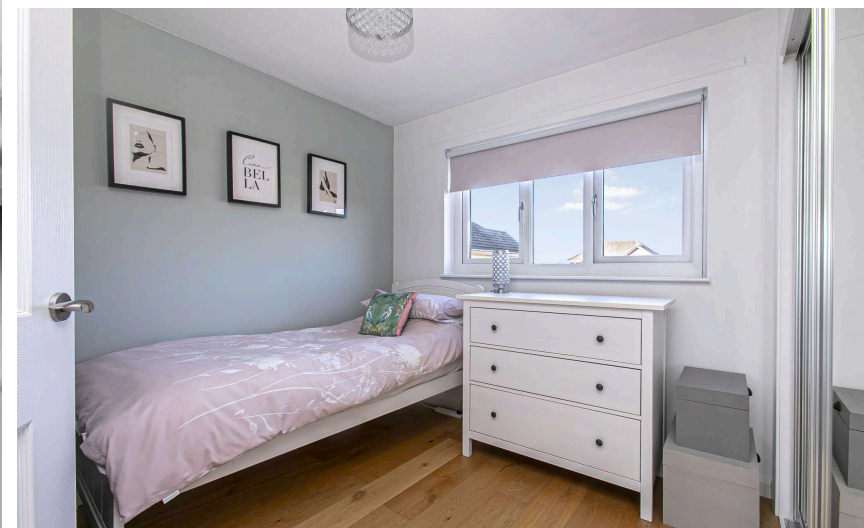


EXTRAS INC IN SALE / AGENTS NOTE

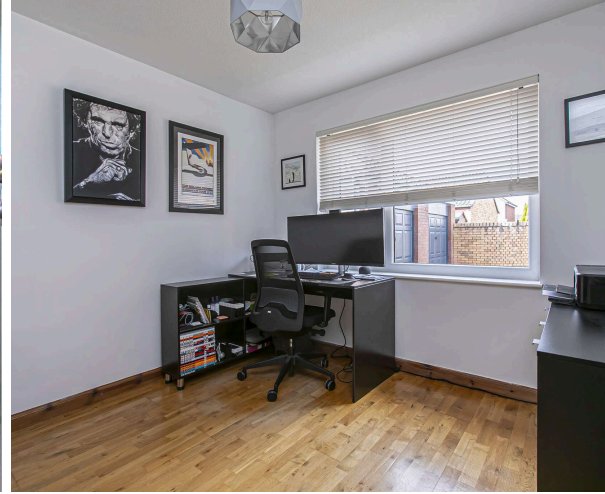
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Cairneyhill

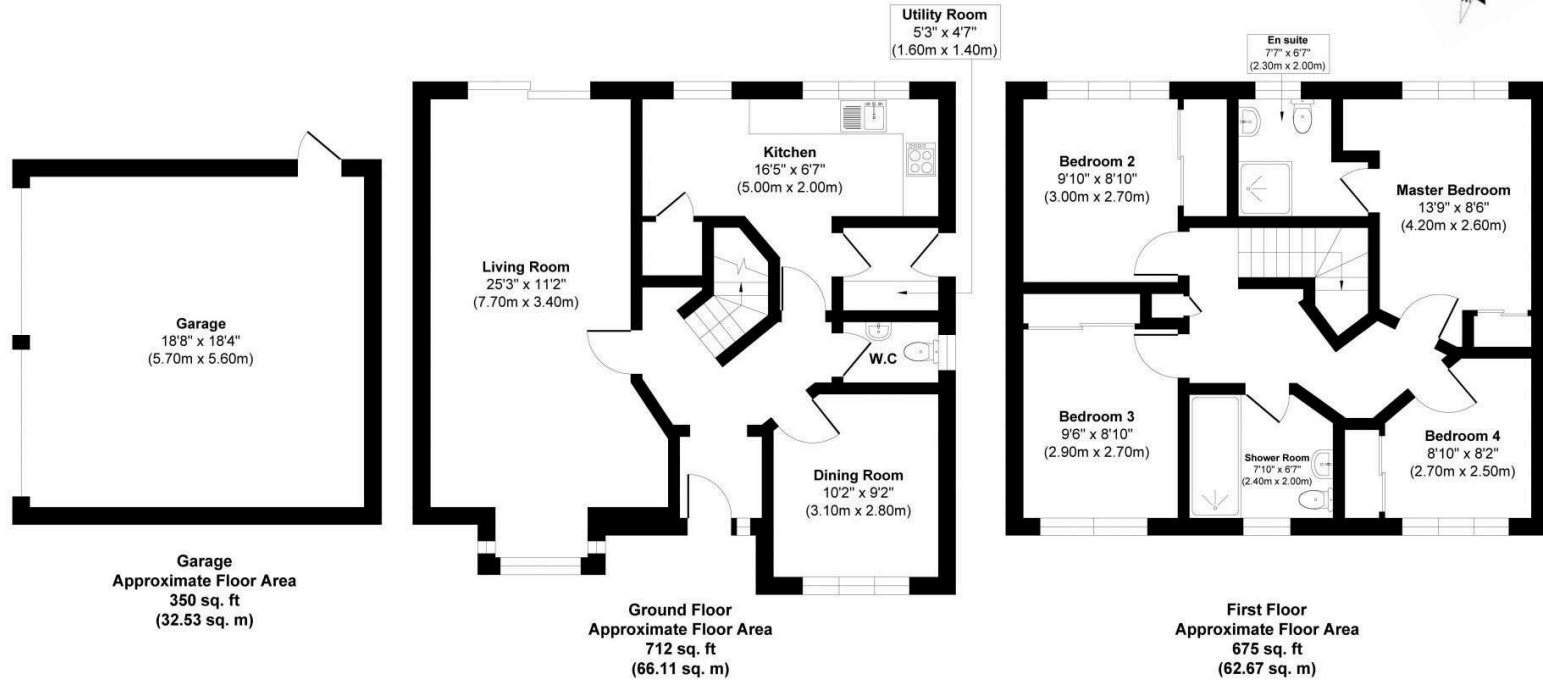
Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, post office, petrol station, hotel, primary/nursery school, community centre and church together with Forrester's Park Golf and Country Club Restaurant. There is also quick and easy access to the M90 and M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There are also regular bus services providing easy access to the nearby city of Dunfermline where a wider range of facilities associated with a medium sized city can be found.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Copper Beech Wynd, Cairneyhill, KY12 8UP

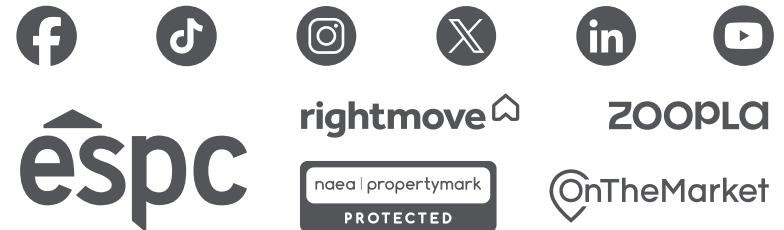


Approx. Gross Internal Floor Area 1737 sq. ft / 161.31 sq. m

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.