



**Morgans**

PROPERTY

12 Glen Moriston Drive, Dunfermline, KY12 8YS

Offers Over £210,000



2



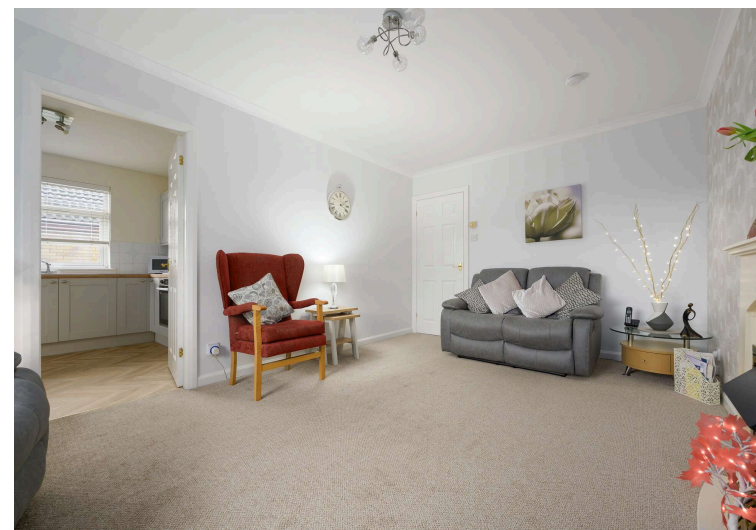
1



1







Entrance Hallway Storage



Two Bedrooms



Lounge



Bathroom



Kithchen Dining Room



Driveway Garage Garden



EPC Rating -



Council Tax Band -





# Welcome

## DESCRIPTION

We are delighted to bring to the market this lovely detached bungalow in the ever popular West Fife village of Cairneyhill. The property is offered in lovely condition with modern fixtures and fittings throughout. Early entry is available. The subjects are beautifully presented and briefly comprise entrance hall, storage, lounge leading fitted modern kitchen/Dining room with appliances, two double bedrooms, both with fitted wardrobes and stylish bathroom. The gardens are well maintained and fully enclosed providing a child and pet safe environment with patio/decking area. The driveway gives access for several vehicles and leads to single detached garage. Early viewing is highly recommended. The property is double glazed with gas central heating.





### **EXTRAS INC IN SALE / AGENTS NOTE**

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

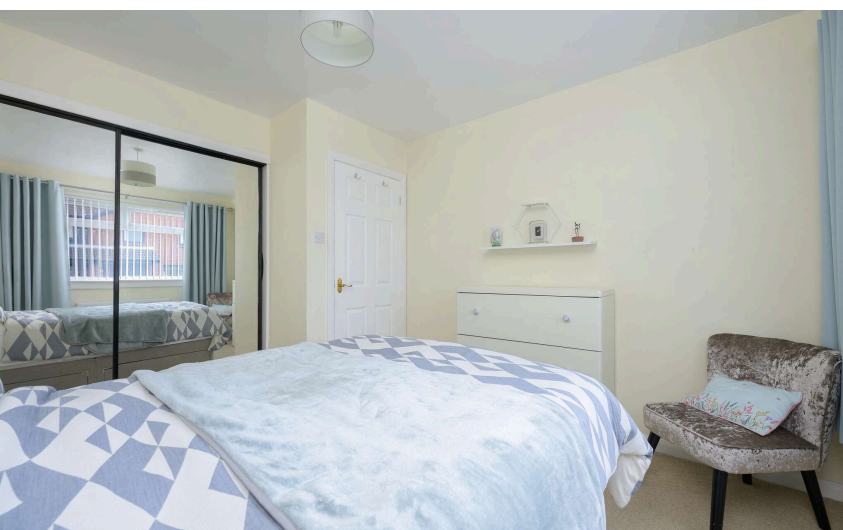
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested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















## Dunfermline

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 Forresters 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. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



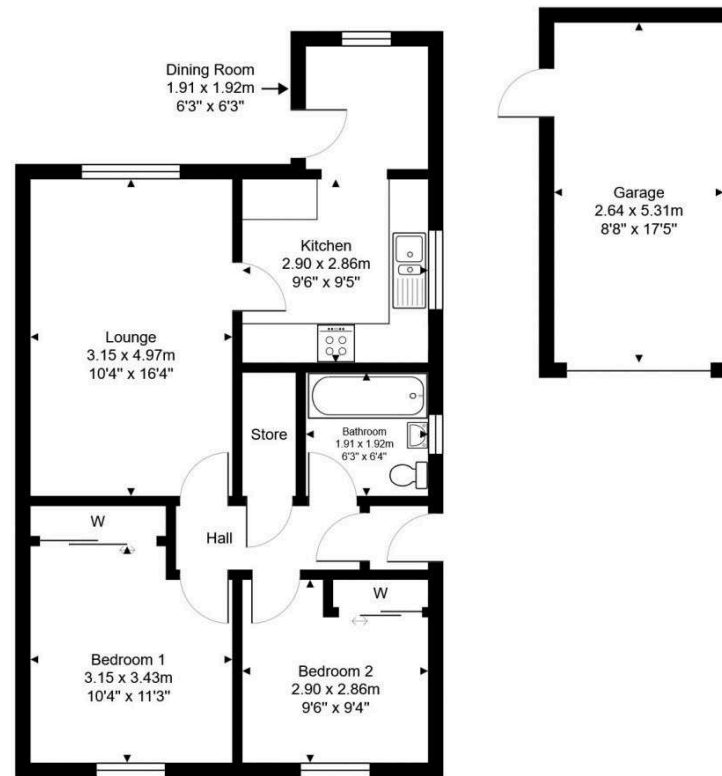
## 12 Glen Moriston Drive, Cairneyhill

Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>



All measurements are approximate and for display purposes only

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SOLICITORS



Ground Floor

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PROPERTY

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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.