



Morgans

PROPERTY

52 Main Street, Cairneyhill, KY12 8QZ

Offers Over £129,950







Excellent starter home or would suit couples with a small family. This three bed ground floor apartment is tucked quietly away off the Main Street with private residents parking and good sized gardens. This home is in nice condition and well presented with modern fixtures and fittings throughout. It briefly comprises entrance vestibule into hallway, front facing lounge with feature fireplace, breakfasting kitchen, three bedrooms and modern bathroom with overhead off mains shower. The property has communal gardens to front side and rear which have been fenced off to provide a child and pet safe environment. Garden shed included. The subjects are double glazed with gas central heating.





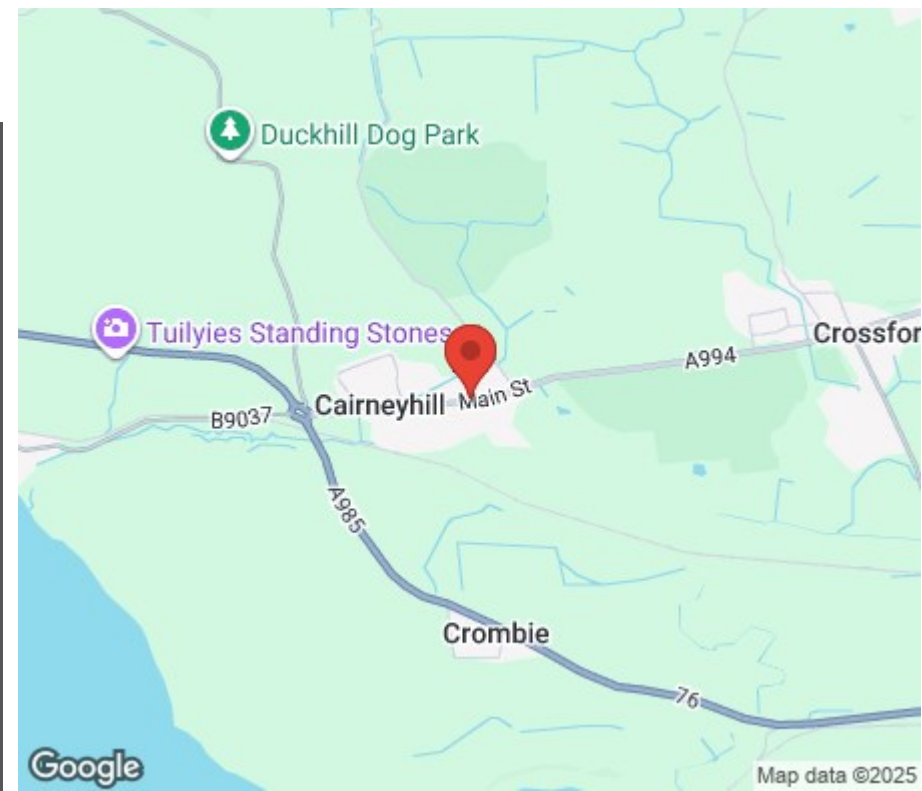
LOCATION

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

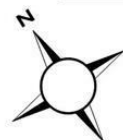
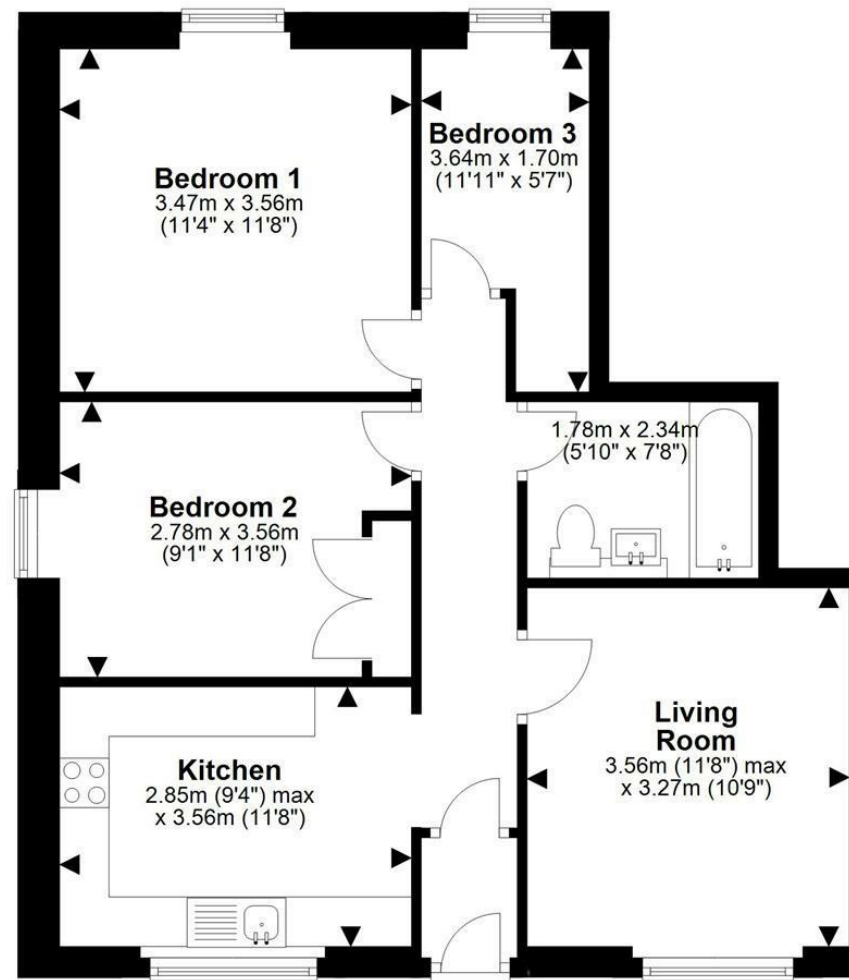
EXTRAS INC. IN SALE/AGENTS NOTE

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

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.







For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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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.