



**Morgans**

PROPERTY

70 Main Street, Cairneyhill, KY12 8QU

Offers Over £349,950







Quietly tucked away off the Main Street is this executive detached bungalow offered in move in condition with the benefit of solar panels making this an energy efficient home. This deceptively spacious property is beautifully presented and generous throughout with an easy flowing internal layout suiting couples and families. The accommodation briefly comprises entrance vestibule, charming lounge, separate dining room leading to breakfasting kitchen, utility room and w.c facilities. The three double bedrooms all benefit from fitted wardrobes and a four piece family bathroom completes this home. The garden and grounds are easy to maintain, well stocked and enclosed providing privacy with various seating and patio areas. An idyllic setting. A monobloc driveway leads to single garage. The property is double glazed with gas central heating.





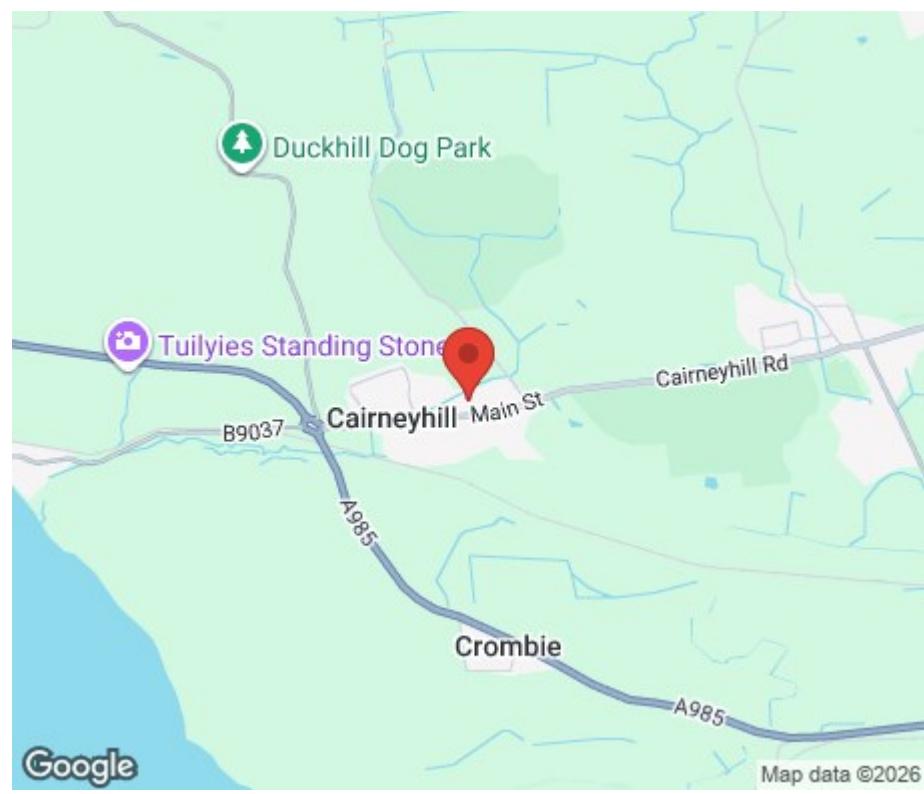
## LOCATION

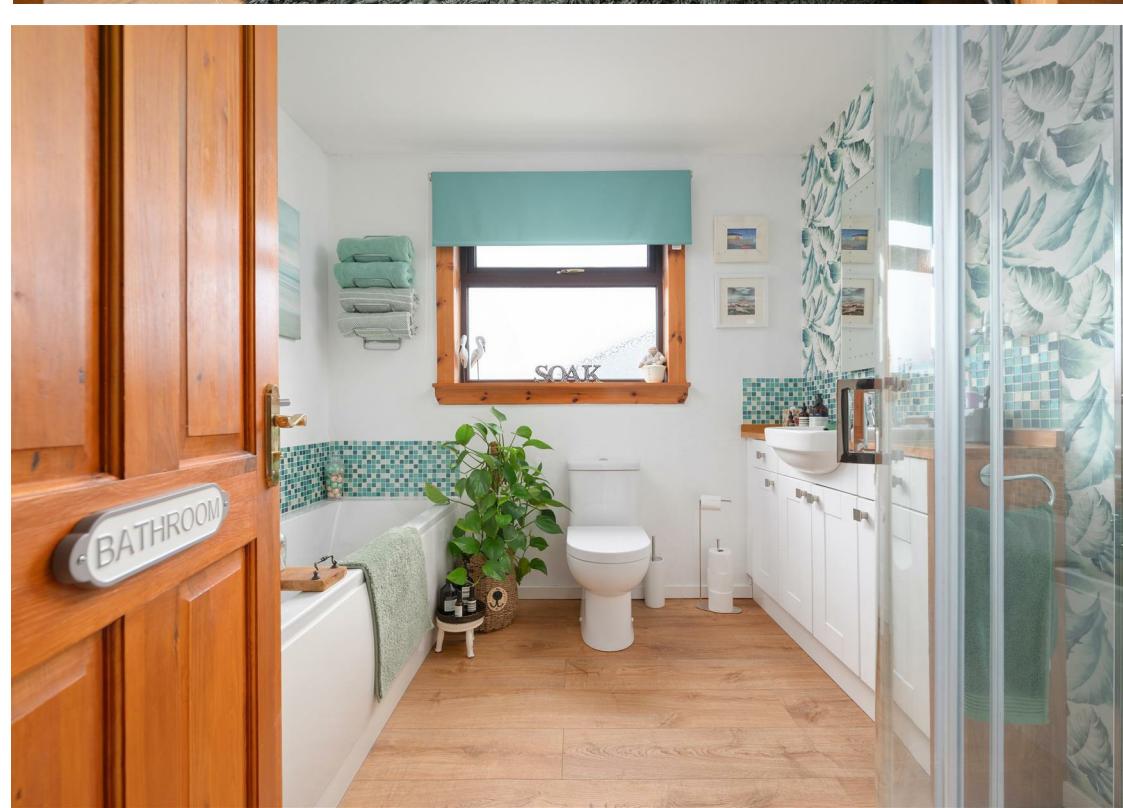
The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, post office, petrol station, hotel, nursery/ primary school, community centre and church together with 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. There is also an excellent commuter bus route direct to Glasgow.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.









Total Area: 143.3 m<sup>2</sup> ... 1542 ft<sup>2</sup>

All measurements are approximate and for display purposes only

