



**Morgans**

PROPERTY

85 Brandy Riggs, Cairneyhill, KY12 8UY

Offers In The Region £84,950





Well appointed within quiet cul-de-sac is the opportunity to acquire this upper flat in the popular village of Cairneyhill. Providing village life yet within easy reach of all amenities and motorway network. Suiting first time buyers/couples/investors. The property is well presented and modern comprising private entrance with staircase to upper landing. Front facing living room, kitchen, double bedroom and modern bathroom with double cubicle. The property benefits from gas central heating and double glazing. Shared gardens and private residents parking to front with ample visitors parking. Early entry available.





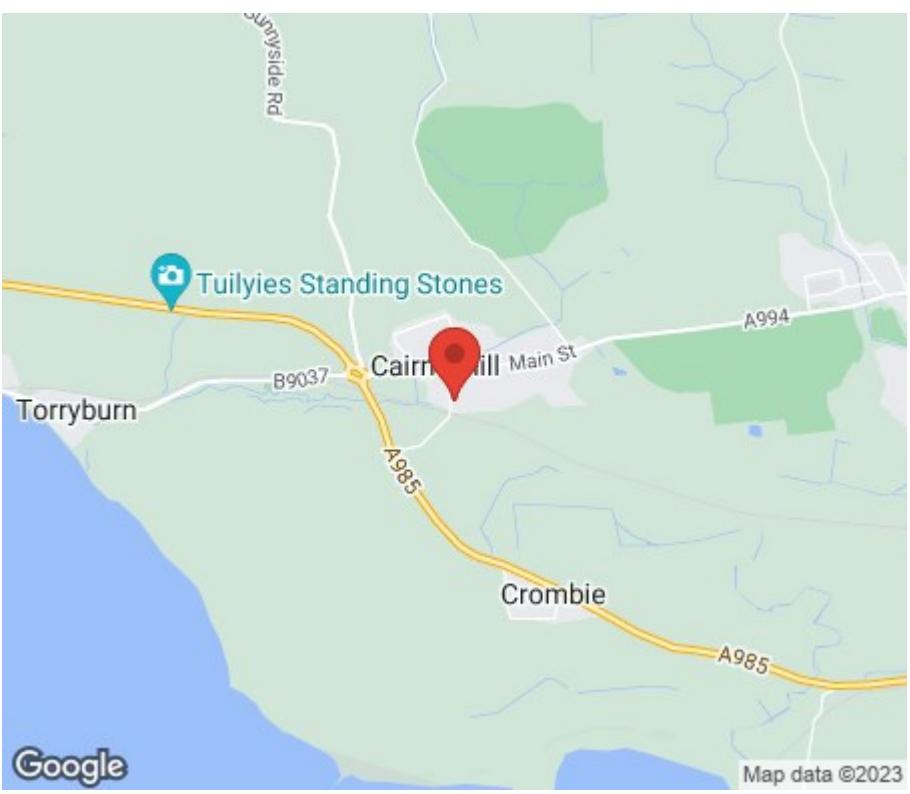
## LOCATION

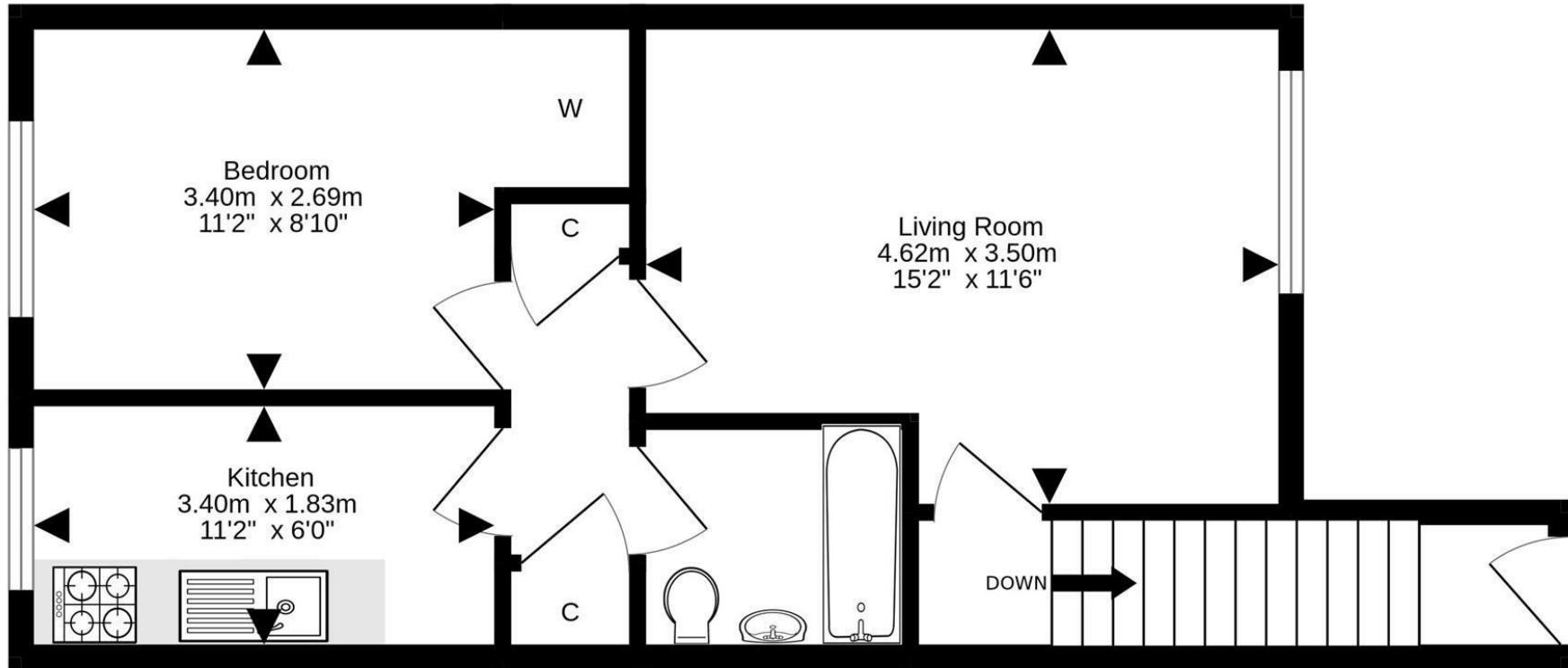
The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which includes local shops, post office, petrol station, hotel, garden centre, car garages, nursery/ primary school, community centre 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.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





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