



**Morgans**

PROPERTY

22 Glen Clova Crescent, Cairneyhill, KY12 8YT

Offers Over £210,000



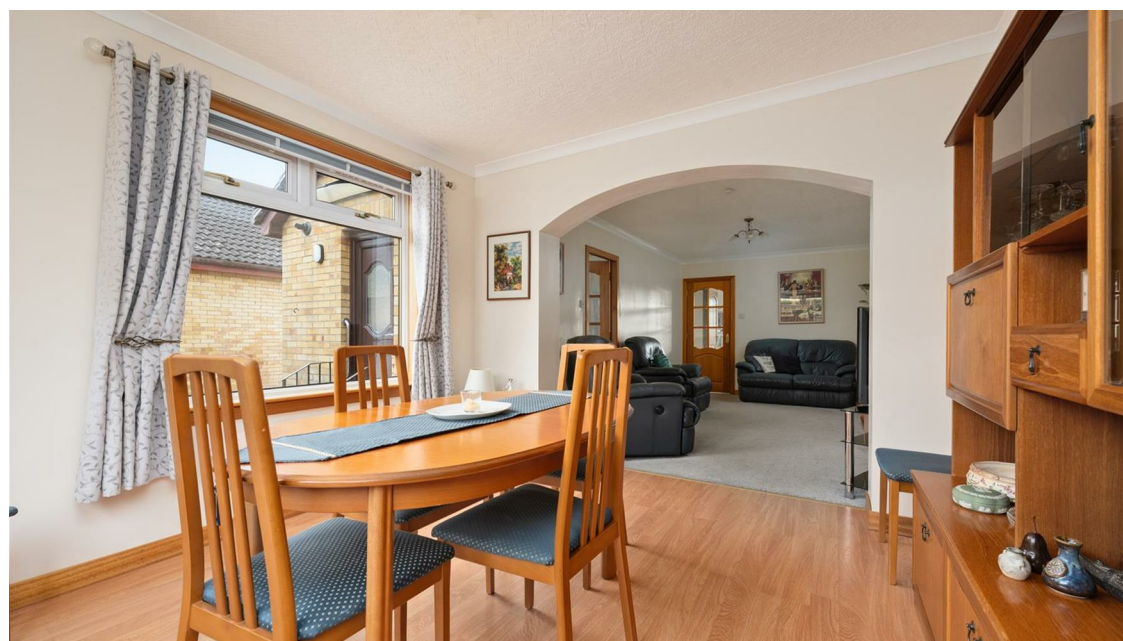




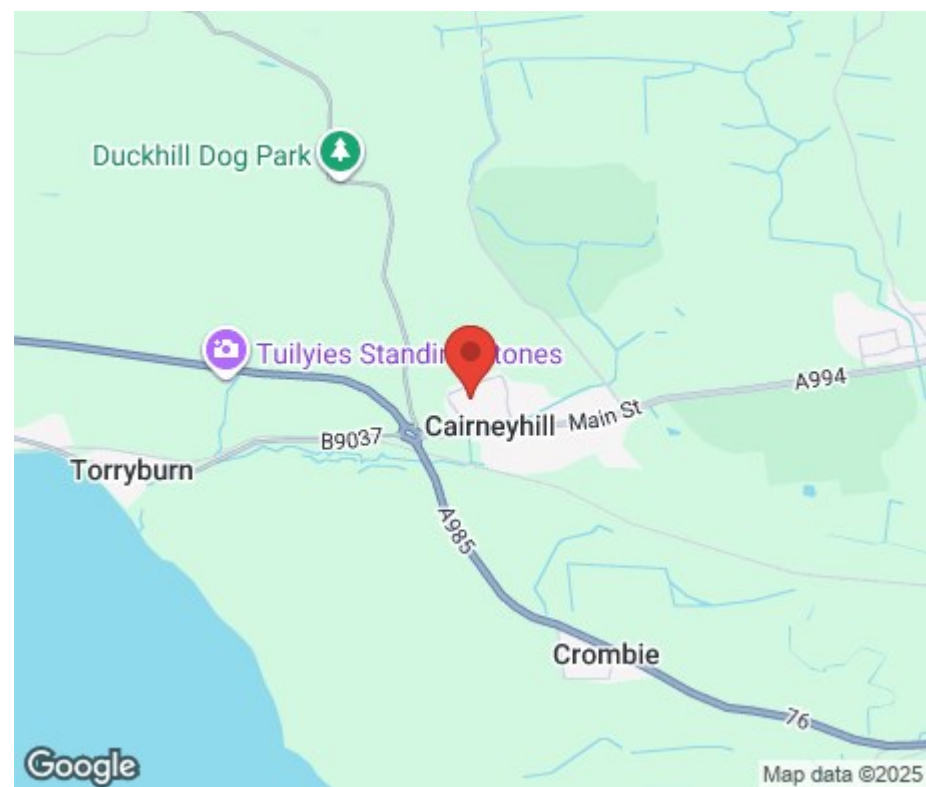




We are delighted to bring to the market this lovely detached bungalow in the ever popular West Fife village of Cairneyhill. The property is offered in move in condition with modern fixtures and fittings throughout. Early entry is available. The subjects are beautifully presented and briefly comprise entrance hall, storage, lounge leading to garden/dining room, fitted modern dining kitchen with appliances, two double bedrooms and stylish shower room. The gardens are well maintained and fully enclosed providing a child and pet safe environment. 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.







### LOCATION

Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, 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.

### 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.















22 Glen Clova Crescent, Cairneyhill, KY12 8YT



Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark  
PROTECTED