



78 Brandy Riggs, Cairneyhill,
Offers Over £100,000





Excellent starter home, or for an investor as would give a good annual rental yield. This lovely ground floor garden apartment has the benefit of its own private garden to front and rear with feature decking and gate leading to pathway. An idyllic and private setting which is fully enclosed. Ample on street and visitors spaces. The property is a credit to the present owners offered in move in condition with contemporary and stylish fixtures and fittings throughout. The subjects briefly comprise entrance porch, lounge, fitted breakfasting kitchen with door to garden. There is a double bedroom with built in wardrobes together with shower room. The property is double glazed with gas central heating.





LOCATION

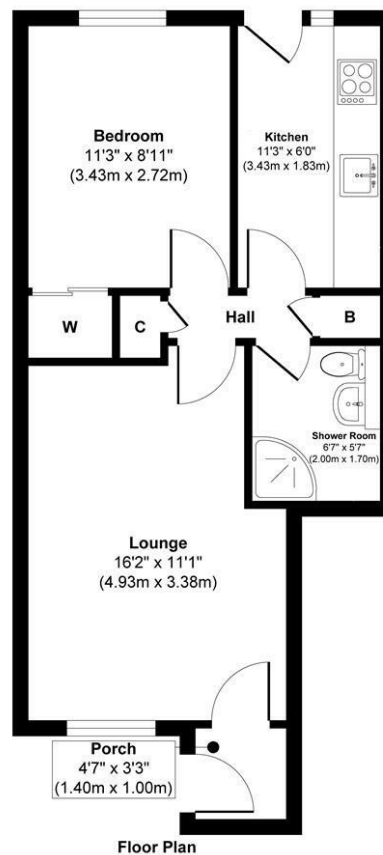
The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, post office, petrol station, hotel, nursery/ primary school, community centre and church together with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

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 to the interlinked system installed in this property.





Floor Plan



Approx. Gross Internal Floor Area 429 sq. ft / 39.85 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.