



Morgans

PROPERTY

11 Garden Place, Cairneyhill, KY12 8XA

Offers Over £299,950







Welcome

DESCRIPTION

Quietly positioned within a quiet cul-de-sac is the deceptively spacious and extended detached family villa with monobloc driveway giving access for several vehicles and well stocked gardens which are enclosed providing a child and pet safe environment. Feature decking and single garage compliment the generous outdoor space. The accommodation is well presented and briefly comprises entrance vestibule, lounge, dining room, family room, modern fitted kitchen and separate utility room with door to gardens. On the upper level there are four bedrooms with master en-suite and family bathroom. Access to attic. The property is double glazed with gas central heating.





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.









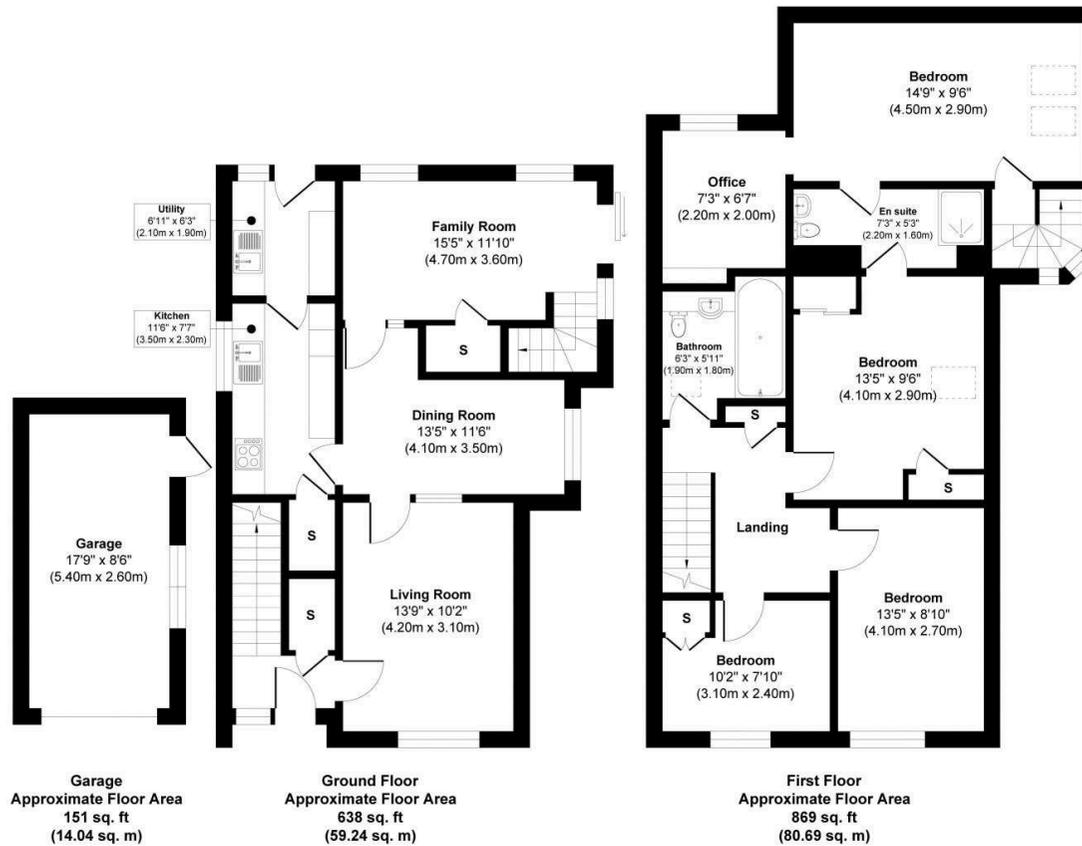
Cairneyhill

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, 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 1658 sq. ft / 153.97 sq. m (Including Garage)

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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