

6 Burnbank Main Street

CAIRNEYHILL, DUNFERMLINE, KY12 8FN



Wonderful two bedroom home in immaculate order throughout, centrally located in the heart of the village



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6 Burnbank is a delightful two-bedroom villa in excellent order throughout.

THE LOUNGE



The property briefly consists of an entrance vestibule, a lounge with a feature window flooding the room with natural light and space for a dining table. A multi-fuel log burner is a focal point in this lovely space.

THE KITCHEN



The modern breakfasting kitchen features a good range of floor and wall units and a well-designed breakfast island. Access is gained from here into the rear garden.





Upstairs there is a good-sized modern family bathroom with a white three-piece suite with shower over bath. There are two double bedrooms both with fitted wardrobes and storage throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



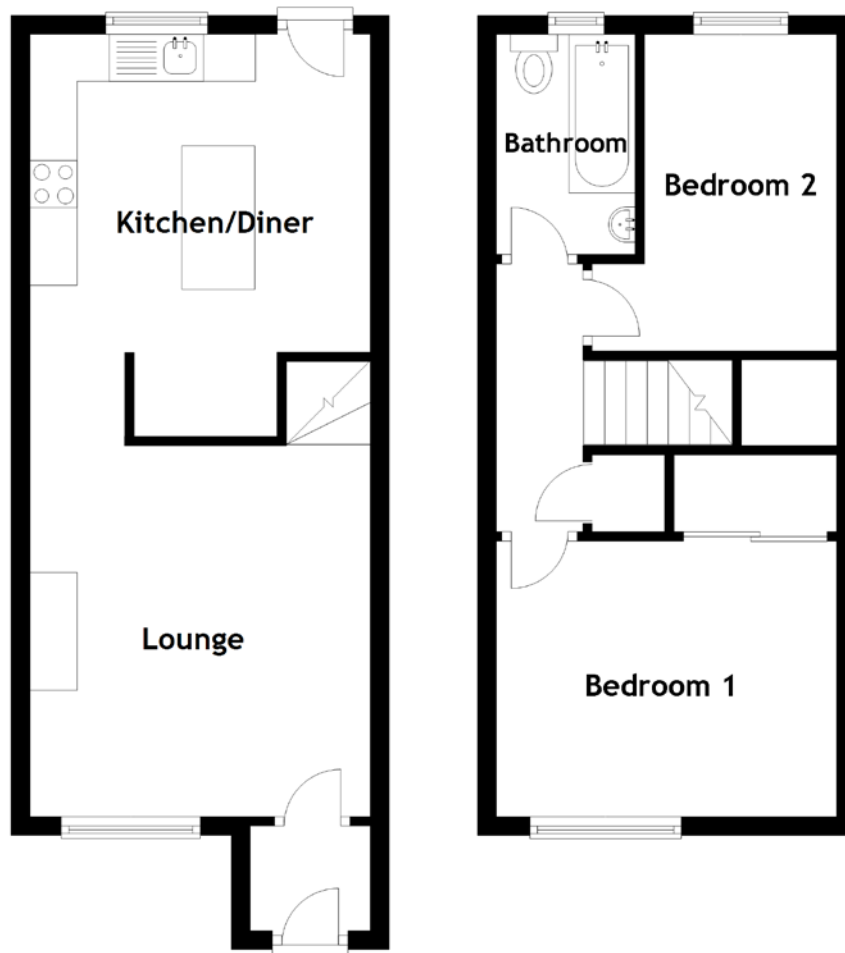
The property benefits from gas central heating, double glazing throughout and designated parking to the side of the property. The rear garden offers low maintenance and is a real sun trap for those long summer nights.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

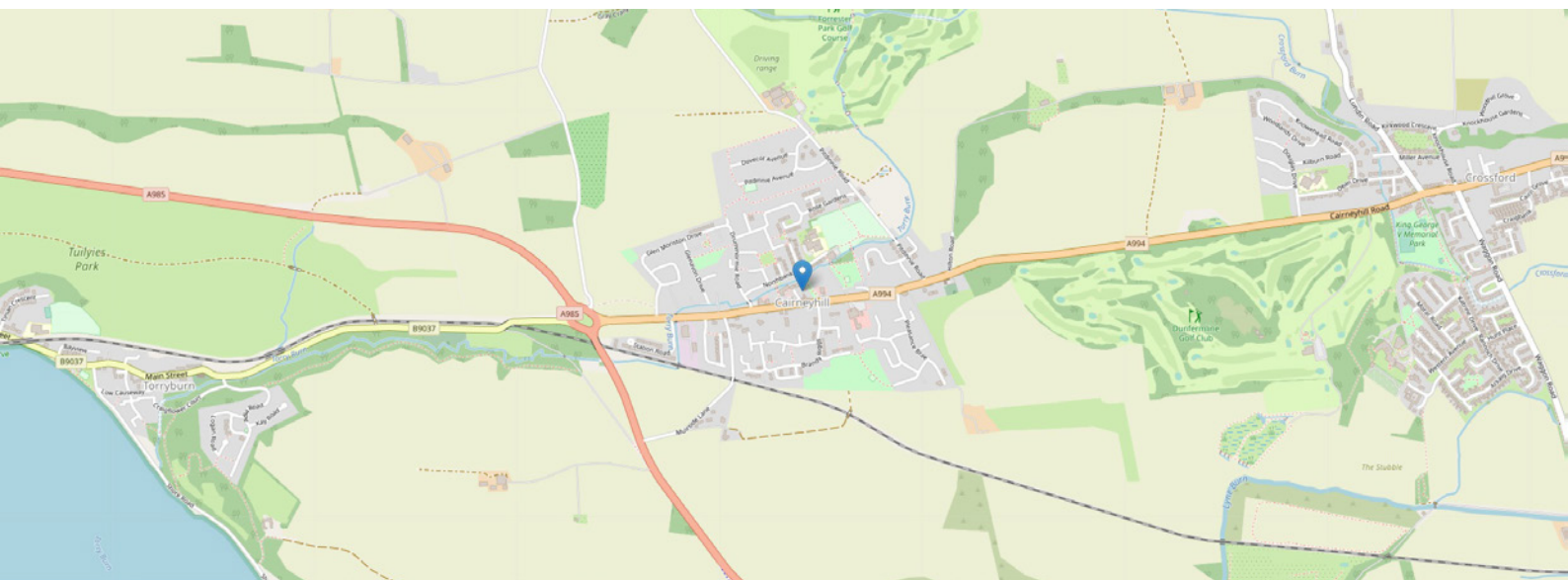


Approximate Dimensions (Taken from the widest point)

Lounge	4.82m (15'10") x 3.60m (11'10")
Kitchen/Diner	4.26m (14') x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 2.92m (9'7")
Bedroom 2	3.35m (11') x 2.59m (8'6")
Bathroom	2.33m (7'8") x 1.47m (4'10")

Gross internal floor area (m²): 62m²
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Cairneyhill is a small village in West Fife some three miles west of Dunfermline. A popular location for commuters to Edinburgh, Glasgow, Stirling or Kirkcaldy.





The village is located northwest of the A985, a major trunk road that provides fast travel by car or bus to the Kincardine Bridge, the M90 motorway and the Forth Road Bridge crossings.

The village hosts a number of local businesses and amenities including shops, a golf course and a school. Park and Ride and train stations are found in nearby Dunfermline.



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