




McEwan Fraser Legal
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82 Brandy Riggs
CAIRNEYHILL, DUNFERMLINE, KY12 8UY

THE LOCATION

CAIRNEYHILL, DUNFERMLINE, KY12 8UY

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 north-west 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, golf course and school. Park and Ride and train stations are found in nearby Dunfermline.



82 BRANDY RIGGS

CAIRNEYHILL, DUNFERMLINE, KY12 8UY

82 Brandyriggs is a delightful two-bedroom villa in excellent order throughout and briefly, consists of an entrance vestibule, lounge with feature window flooding the room with natural light and has space for a dining table. The modern breakfasting kitchen features an electric oven/hood, gas hob and a door taking you out into the rear garden which offers low maintenance and is a real sun trap for those long summer nights. 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 property benefits from gas central heating, double glazing throughout and off-street parking for two vehicles to the side of the property.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 54m² | EPC Rating: C

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

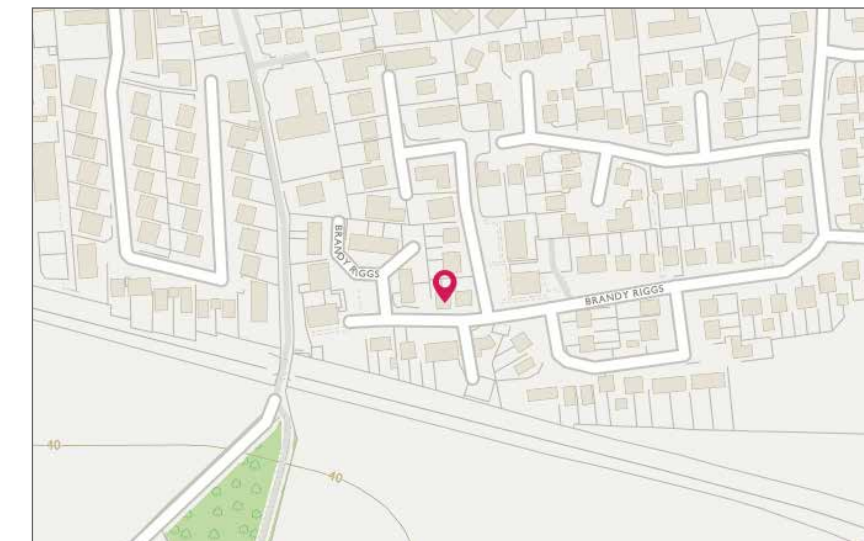


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