

9 Pitdinnie Place

CAIRNEYHILL, DUNFERMLINE, KY12 8RD



Beautifully extended and presented five-bedroom home in the ever-desirable village of Cairneyhill



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McEwan Fraser Legal is delighted to present this stunning extended detached home situated in a highly sought-after area, offering an exceptional blend of space, style, and functionality. This residence boasts five bedrooms and three bath or shower rooms, making it an ideal choice for large families or those seeking versatile living arrangements.

THE LOUNGE



Upon entering the property, you are greeted by a welcoming vestibule that leads to the main hall. The ground floor features a generously sized lounge with a modern media wall, creating a perfect space for relaxation and entertainment.

THE KITCHEN & DINING AREA



Adjacent to the lounge, the elegant dining room seamlessly connects to the well-appointed kitchen, which is equipped with ample storage and contemporary fittings. A utility room provides additional convenience, while the home office or study offers a quiet retreat for work or studying.



THE UTILITY & STUDY



THE BEDROOM & WET ROOM



One of the standout features of this home is the ground floor bedroom and a wet room shower, with independent access if required from the back of the property. This arrangement makes it ideal for use as an independent “granny flat” or guest suite, offering privacy and comfort.



THE SHOWER ROOM



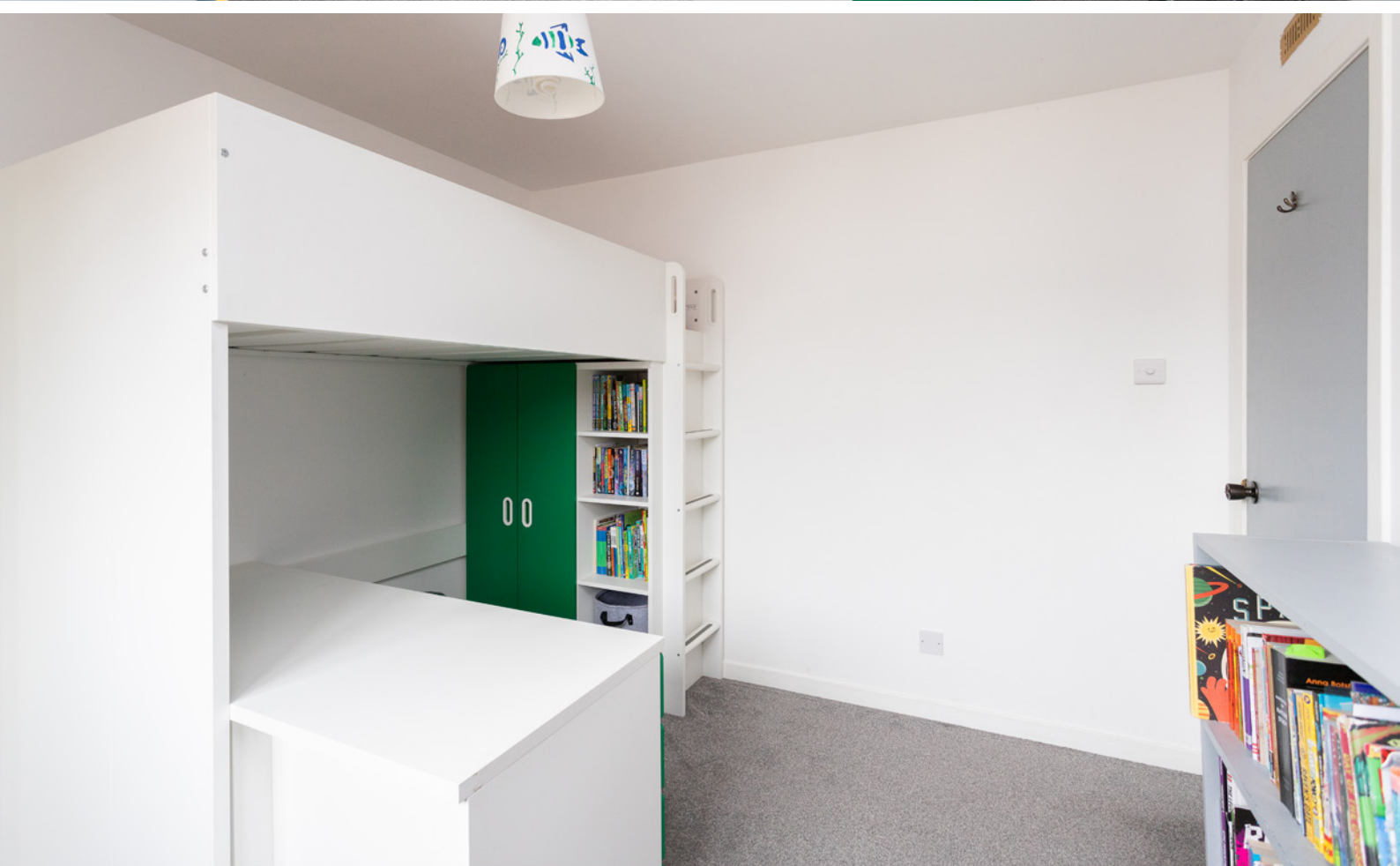
The ground floor is completed by a separate three-piece shower room accessed from the hall. The upper floor hosts four more bright and spacious bedrooms, each thoughtfully designed to provide ample living space. The family bathroom, also located on this floor, is well-appointed and caters to the needs of the household.



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



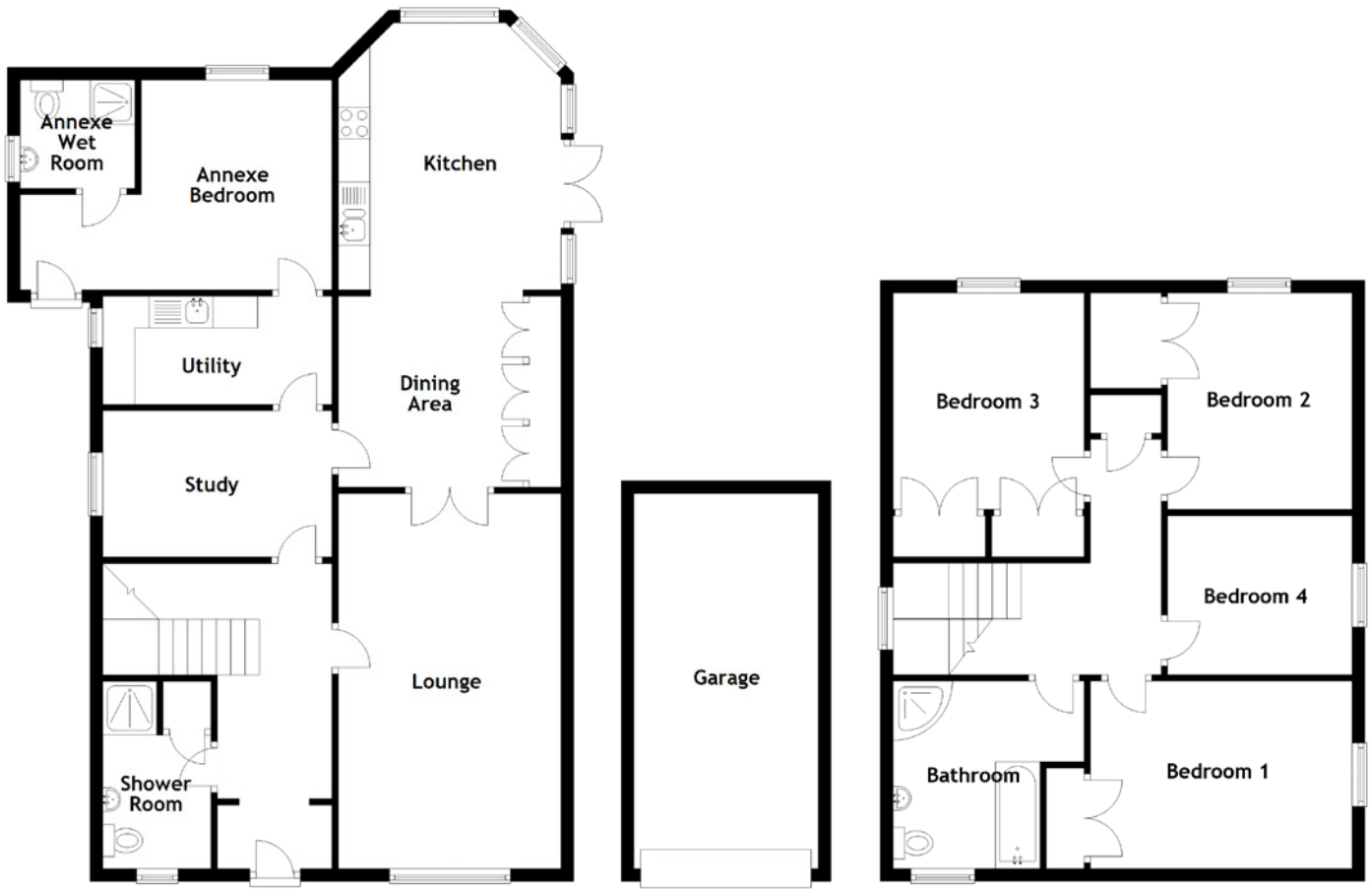
Externally, the property benefits from a garage and a driveway, providing secure parking and additional storage space. The overall design and layout of this home ensure that all rooms are bathed in natural light, enhancing the sense of openness and elegance throughout.

In summary, this extended detached home in a sought-after area offers a unique opportunity to acquire a property that combines classic charm with modern conveniences. With its versatile living spaces, high-quality finishes, and prime location, this home is sure to impress and provide a comfortable and luxurious lifestyle for its new owners.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



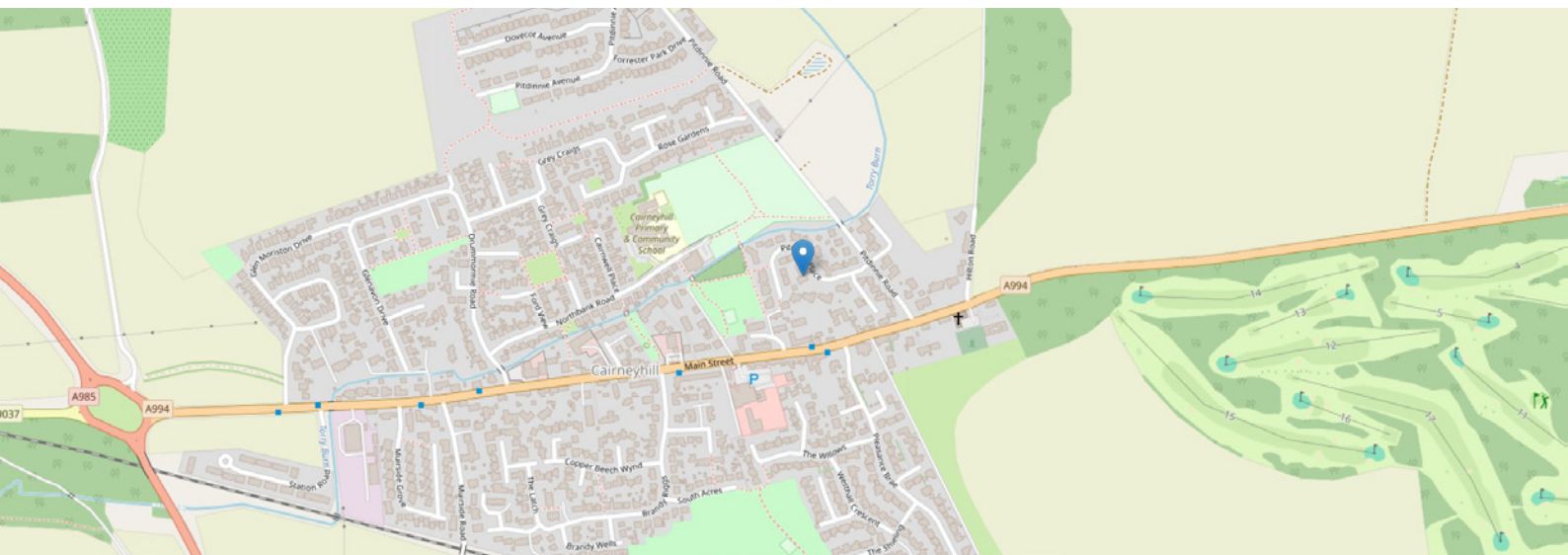
Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")
Dining Area	3.00m (9'10") x 2.90m (9'6")
Kitchen	4.20m (13'9") x 3.50m (11'6")
Utility	3.60m (11'10") x 1.70m (5'7")
Study	3.60m (11'10") x 2.30m (7'7")
Shower Room	2.10m (6'11") x 1.70m (5'7")
Annexe Bedroom	4.90m (16'1") x 3.30m (10'10")
Annexe Wet Room	1.80m (5'11") x 1.70m (5'7")

Bathroom	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 4	2.90m (9'6") x 2.50m (8'2")
Garage	6.00m (19'8") x 2.90m (9'6")

Gross internal floor area (m²): 159m²

EPC Rating: C



THE LOCATION

Situated in the charming village of Cairneyhill, this family-sized property offers an idyllic setting for those seeking a harmonious blend of rural tranquillity and convenient access to urban amenities. Cairneyhill, known for its picturesque surroundings and a strong sense of community, provides an excellent environment for families to thrive.





The village itself boasts a variety of local amenities, including well-regarded primary schools, a selection of shops, and cosy cafes. For outdoor enthusiasts, Cairneyhill offers beautiful walking and cycling routes, allowing you to fully appreciate the scenic beauty of the area. The nearby Devilla Forest is a haven for nature lovers, providing ample opportunities for leisurely strolls and wildlife spotting.

Cairneyhill's location ensures that you are never far from essential services and entertainment options. The bustling town of Dunfermline is just a short drive away, offering an array of shops, restaurants, and cultural attractions, including the historic Dunfermline Abbey and the Alhambra Theatre. Excellent transport links, including easy access to the M90 motorway, make commuting to Edinburgh, Glasgow, and other major cities straightforward and convenient.

The community spirit in Cairneyhill is vibrant, with regular local events and activities that bring residents together, fostering a welcoming and friendly atmosphere. This family-sized property in Cairneyhill presents an exceptional opportunity to enjoy the best of both worlds – the peace and charm of village life combined with the conveniences of modern living. Whether you are looking for a spacious home for your growing family or a serene retreat from the hustle and bustle of city life, this property is perfectly positioned to meet your needs.



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