

# 14 Cairnwell Place

CAIRNEYHILL, DUNFERMLINE, FIFE, KY12 8XE



*DELIGHTFUL THREE BEDROOM  
FAMILY HOME*



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14 Cairnwell Place is a delightful and spacious three-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition.

The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious lounge/dining room has a front-facing window with views over the front and a rear window with views over the secluded rear gardens. The kitchen is a good size and features a range of fitted and finished floor and wall-mounted units with free-standing appliances and access to the rear gardens. To the upper level, there are three good-sized bedrooms, the family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

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**Dining Room**







## The Kitchen







**Bedroom 1**







**Bedroom 2**







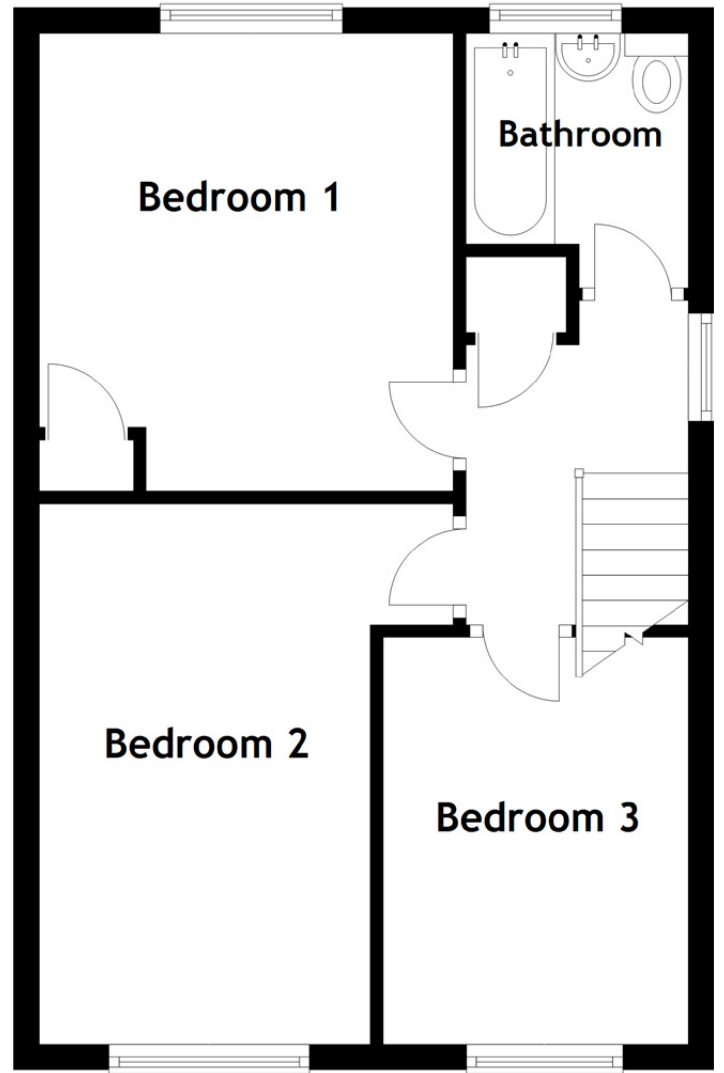
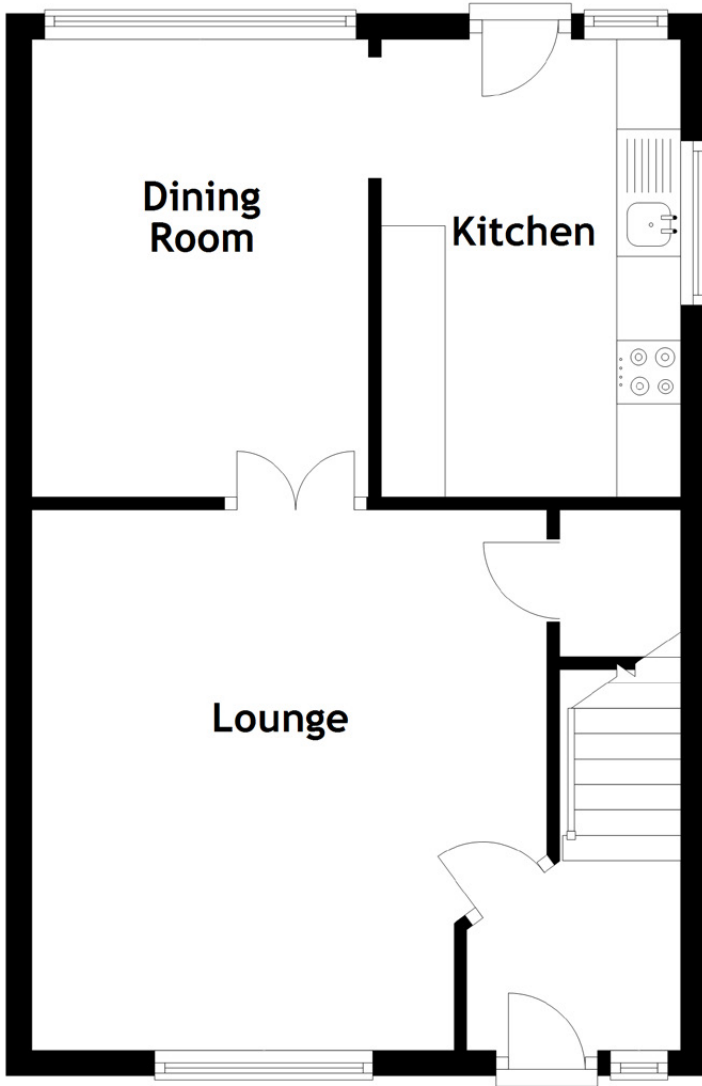
**Bedroom 3**











### Approximate Dimensions

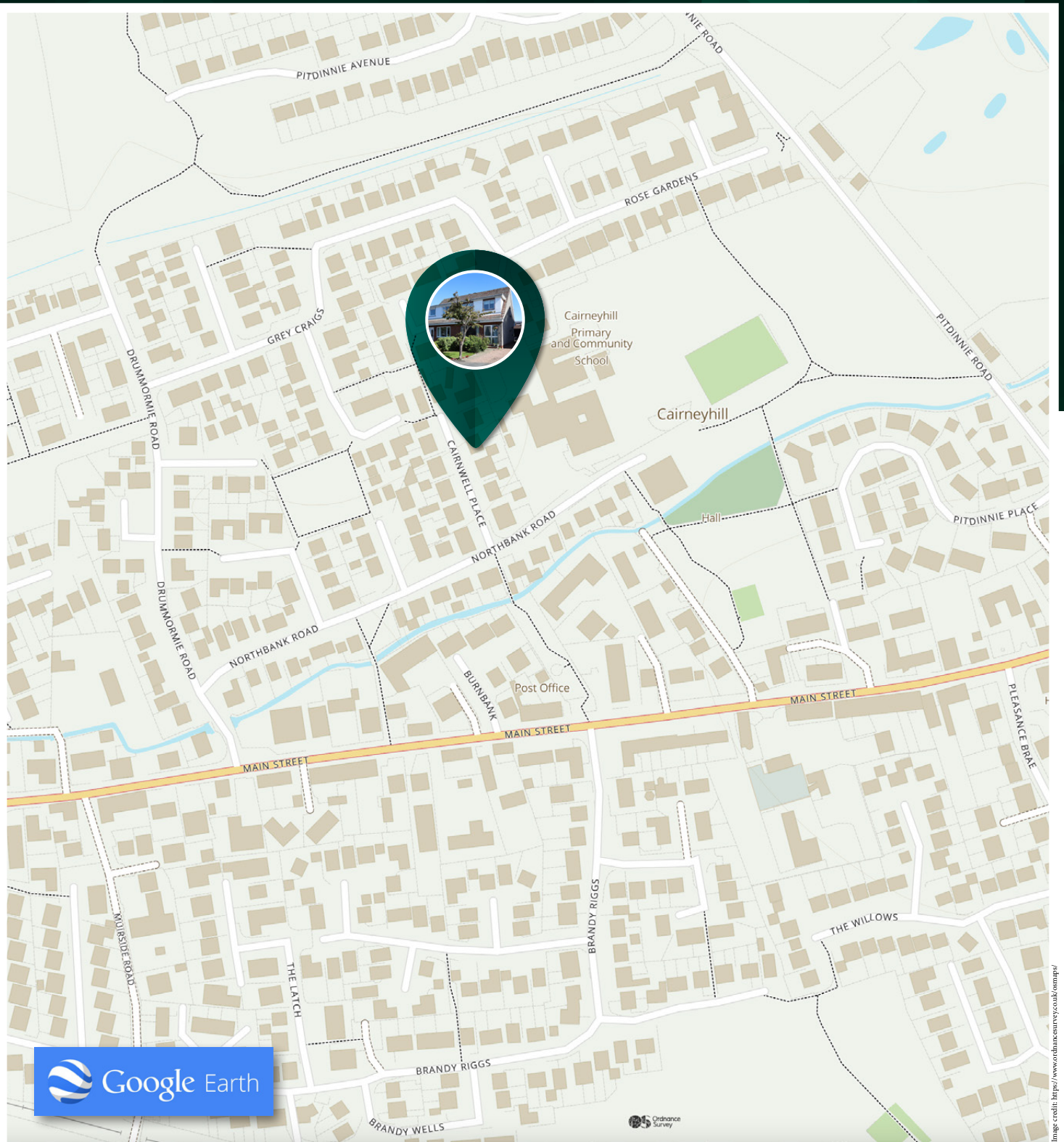
(Taken from the widest point)

Lounge	4.25m (13'11") x 4.05m (13'3")	Bedroom 3	3.20m (10'6") x 2.40m (7'10")
Dining Room	3.60m (11'10") x 2.65m (8'8")	Bathroom	2.00m (6'7") x 1.75m (5'9")
Kitchen	3.60m (11'10") x 2.35m (7'9")		
Bedroom 1	3.60m (11'10") x 3.25m (10'8")	Gross internal floor area (m <sup>2</sup> ): 79m <sup>2</sup>	
Bedroom 2	4.25m (13'11") x 3.05m (10')	EPC Rating: D	









# McEwan Fraser Legal

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