



  
**McEwan Fraser Legal**

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CAIRNEYHILL, DUNFERMLINE, FIFE, KY12 8XQ

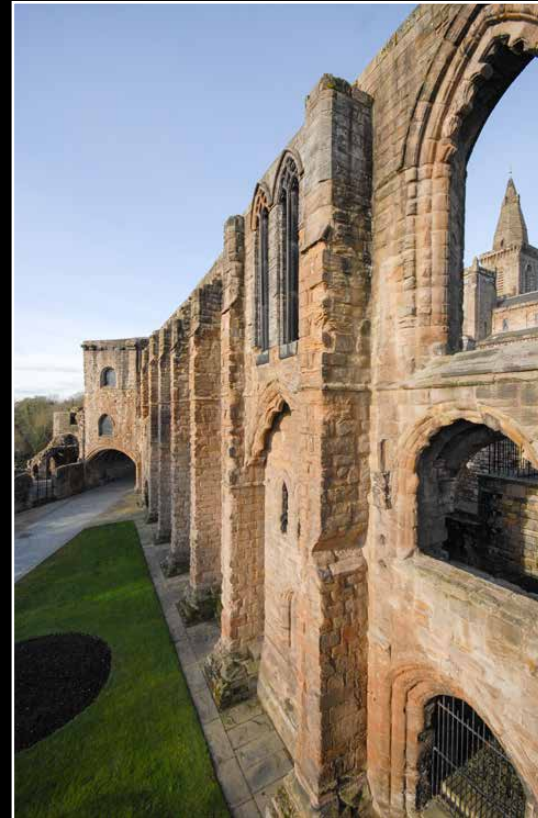
# THE LOCATION

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 north and 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 Bridge crossings. The village hosts many local businesses and amenities including shops, golf course and school.

The nearby Royal Burgh of Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with

a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini-golf. For those who enjoy the outdoors there are several public parks and woodlands throughout the area, for the keen golfers there are courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.



# THE PROPERTY

We are delighted to bring to the market this bright and spacious main door upper flat in a quiet sought after location in the village of Cairneyhill. The property would be a fantastic Buy-to-Let investment or for a first time buyer.

Accessed through its own main door into a vestibule with large storage cupboard. As you proceed up the staircase you will note the use of the same carpet throughout the main living areas gives a welcoming unified finish. The upper hallway has a further storage cupboard housing the central heating boiler and loft access (partially floored). Glazed French doors welcome you to the spacious lounge flooded with natural light

from the picture window. Enter through another glazed door into the modern fitted kitchen with fully integrated electric hob, oven, microwave, fridge/freezer and space for a washing machine. The two bedrooms are both double in size and along with room for furniture also boast large fitted wardrobes giving a considerable amount of storage. The bathroom consists of a white three piece suite with overhead shower. The property benefits from gas central heating and double glazing throughout.

There is a lovely private back garden with artificial grass and chipped areas for seating/BBQ and gated access out to the single garage.





## BEDROOMS & BATHROOM

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.77m (15'8") x 3.53m (11'7")
Kitchen	2.94m (9'8") x 2.46m (8'1")
Bedroom 1	3.59m (11'9") x 2.75m (9')
Bedroom 2	2.85m (9'4") x 2.75m (9')
Bathroom	2.05m (6'9") x 1.92m (6'4")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Light fittings (excluding Lounge), blinds, electric hob, oven, cooker hood, microwave, fridge/freezer. Other furniture available by separate negotiation.

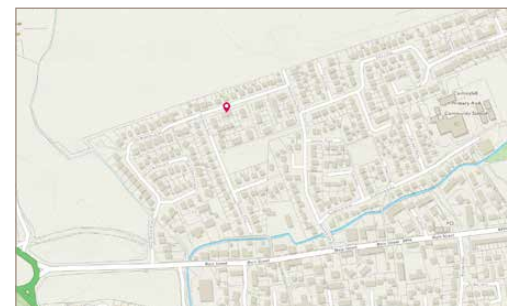
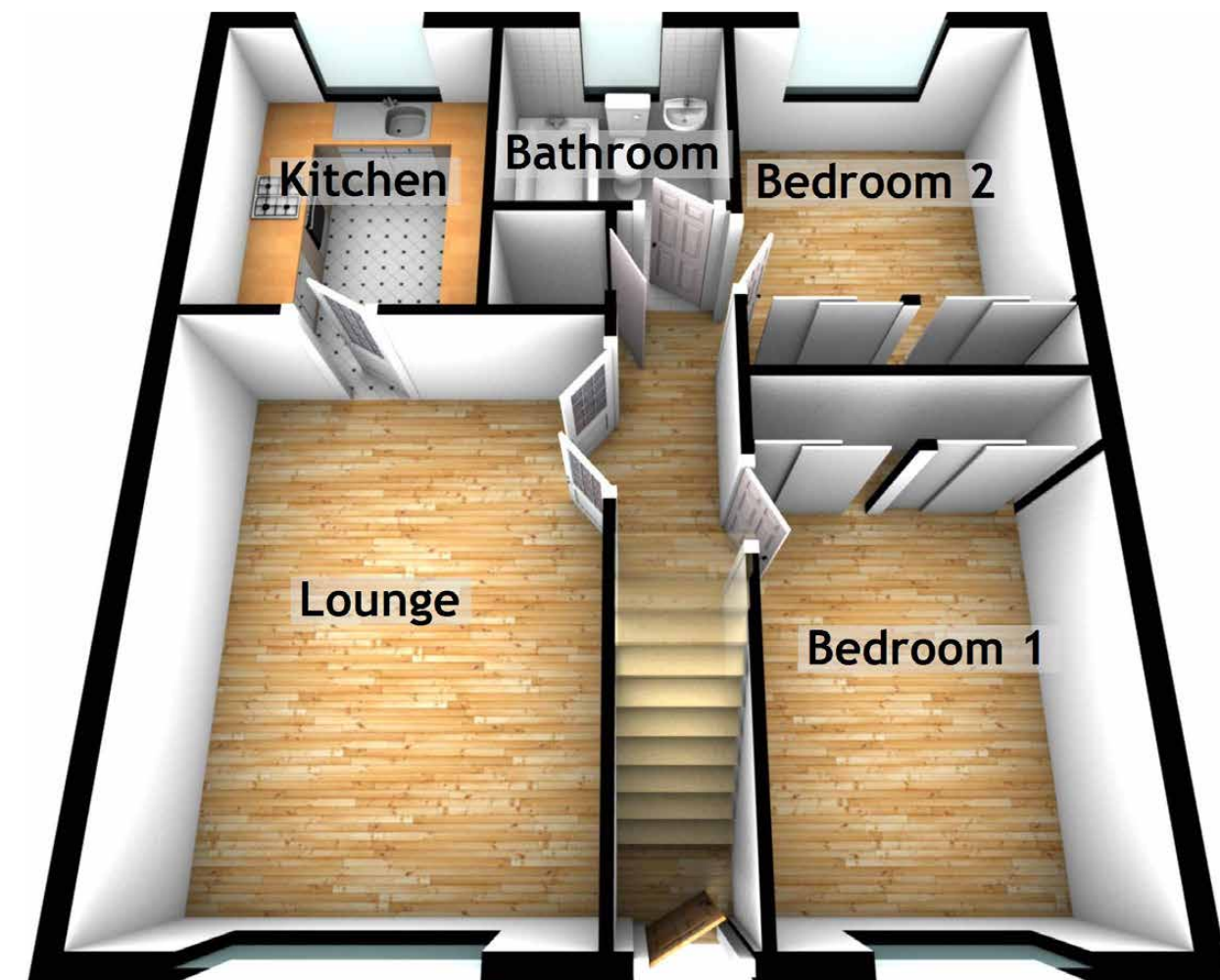


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