



**Morgans**

PROPERTY

2 Pitdinnie Gardens, Cairneyhill, KY12 8DD

Offers Over £525,000











We are delighted to bring to the market the opportunity to purchase this stunning executive family home situated in the new, bespoke and prestigious development on Pitdinnie Road which will consist of 9 luxury properties and occupying an enviable plot within this exclusive estate. The accommodation is finished to the highest of standards with quality fixtures and fittings throughout namely Karndean flooring, electric blinds, two wood burning stoves to name a few. The property comprises of a large entrance hallway leading into an impressive open plan dining area, family room and breakfasting kitchen with full length doors onto the fully landscaped garden with patio and seating areas ideal for alfresco entertaining. Spacious laundry/utility room and storage with w.c facilities. There is a further formal sitting room, study/family room and access to integral double garage with up and over electric door. On the upper level, feature staircase and gallery landing leading to luxurious master bedroom with dressing area and en-suite. Four further bedrooms with guest en-suite and four piece bathroom. Driveway for several vehicles leading to double garage. The property also benefits from energy efficient air source heat pump heating and double glazing throughout.





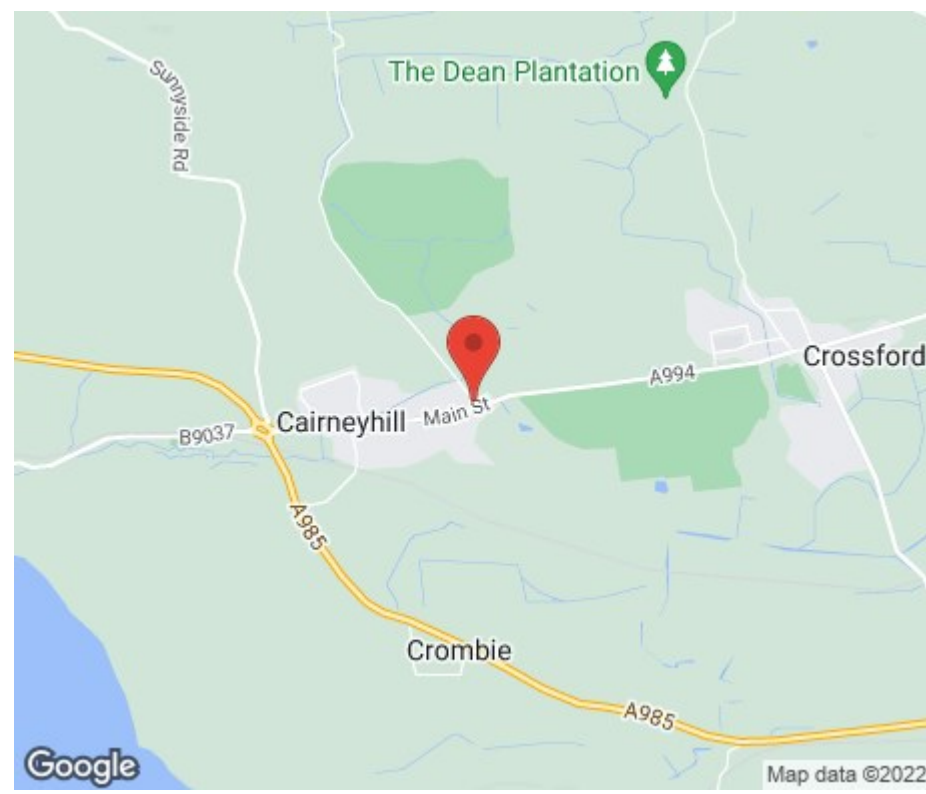


## LOCATION

The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, post office, petrol station, hotel, nursery/ primary school, community centre and church together with Forrester Park Golf and Country Club. There is also quick easy access to the M90/M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There is a regular bus service providing easy access to the nearby city of Dunfermline where a wider range of facilities can be found.

## EXTRAS INC IN SALE

All floor coverings, electric blinds, bathroom fittings together with integrated appliances.



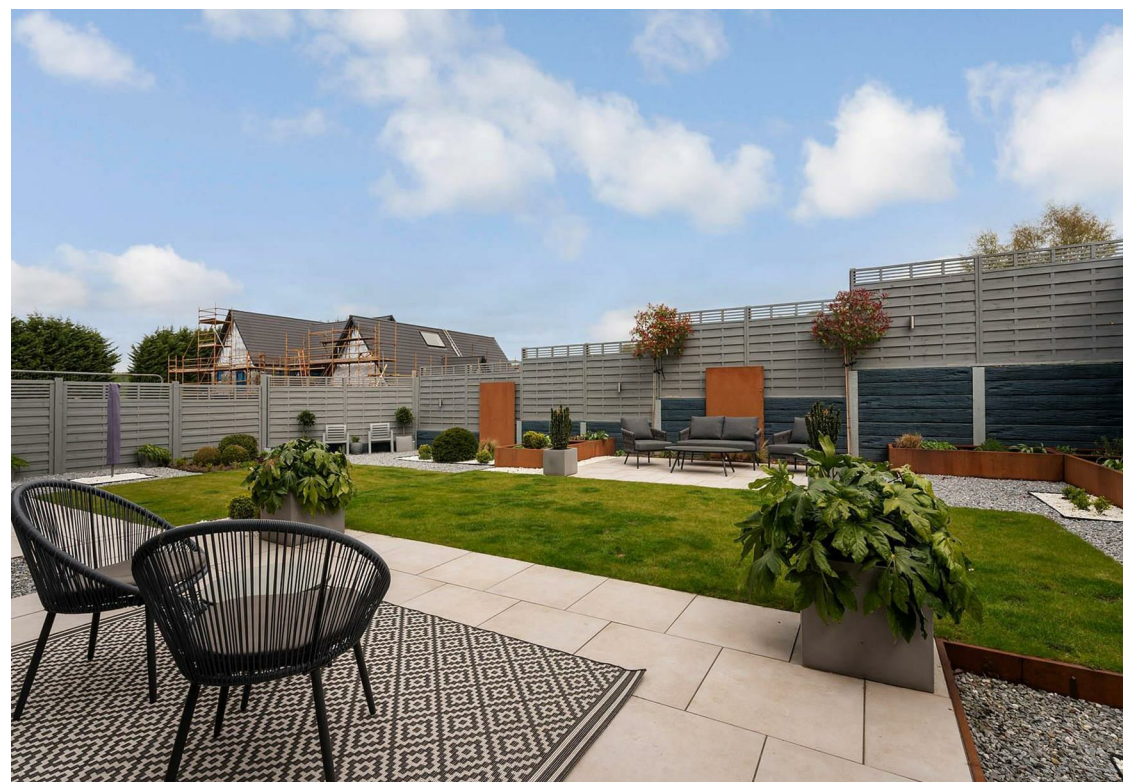
















This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110627)

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