



Willow Lodge Muirside Road, Cairneyhill, KY12 8XB
Offers Over £440,000

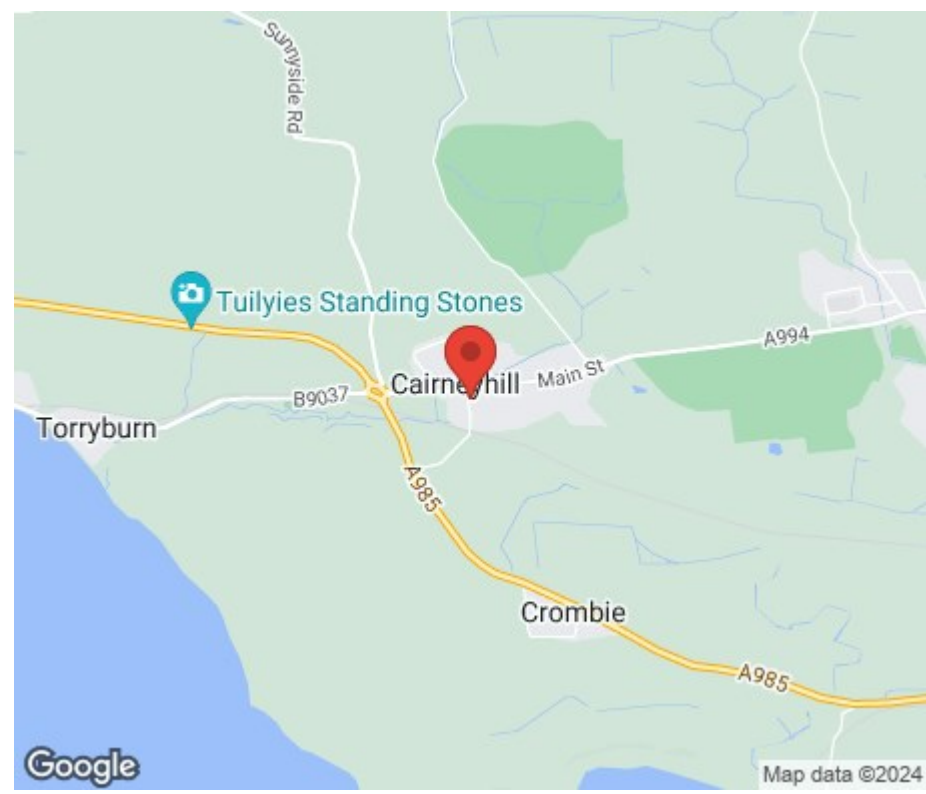






Beautifully presented executive detached villa situated in the ever popular West Fife village of Cairneyhill. This superb home built in 2021, is situated behind the main street with private driveway leading into the property. There is parking for several vehicles and lovely gardens to the rear with large patio area, an excellent home for entertaining. The grounds are well maintained, private and secluded providing a child and pet safe environment with the addition of generous outbuilding currently uses as an office/gym also with outdoor storage. The property is offered in move in condition with quality high specification fixtures and fittings throughout. The subjects briefly comprise entrance porch and hallway, open plan lounge leading to dining kitchen and utility, bedroom 5 and bathroom on the ground floor. On the upper level there are four further bedrooms with en-suite wc facilities and stylish shower room. Access to attic. The property is double glazed with air source heating and solar panels making this a very economical home to run. Essential viewing.





LOCATION

Cairneyhill is a sought after West Fife village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which includes local shops, post office, petrol station, hotel/restaurant, garden centre, nursery/primary school, community centre and church together with Forrester Park Golf/Restaurant 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 / AGENTS NOTE

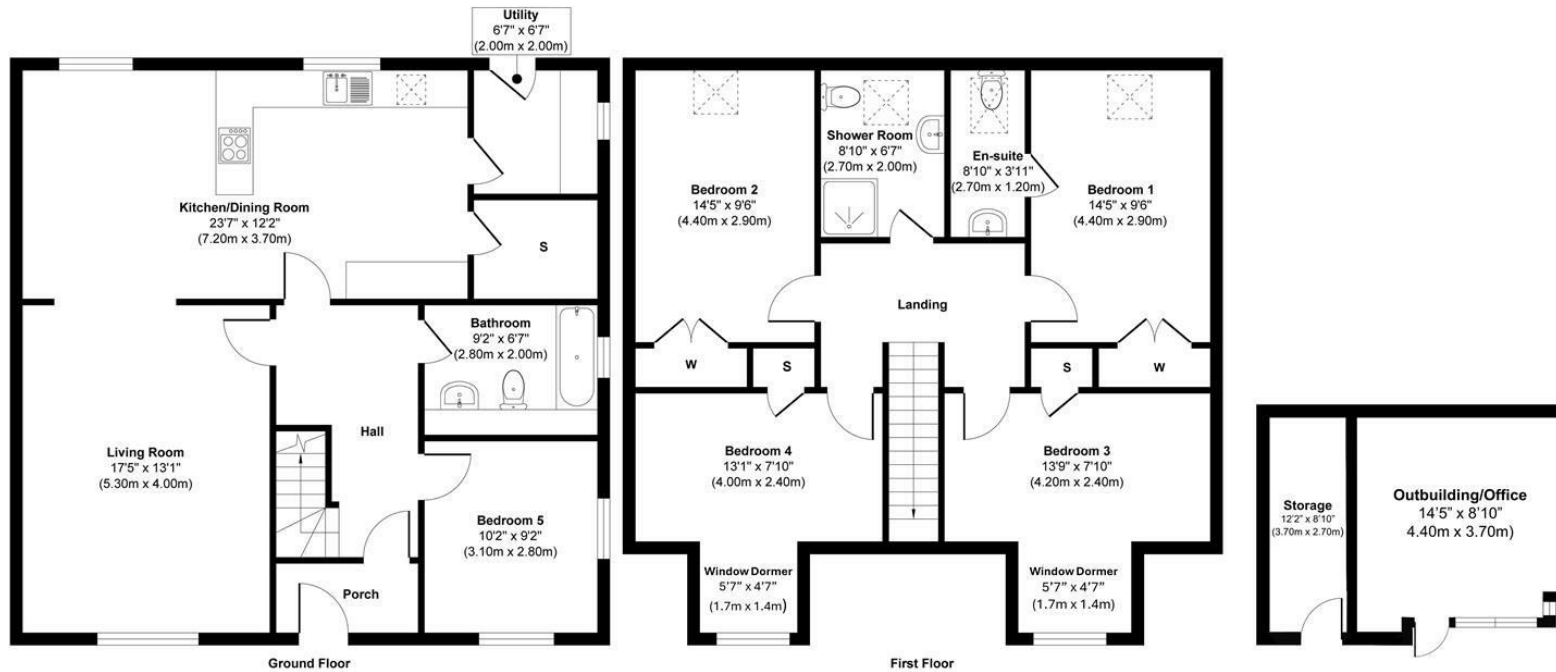
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and outbuilding.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.