

**Morgans**

PROPERTY

12 Muirside Grove, Cairneyhill, KY12 8RB

Offers Over £240,000











**\*\*CLOSING DATE SET MONDAY 14TH APRIL @ 12 NOON\*\***

Rarely available and well appointed within the ever popular West Fife village of Cairneyhill is this lovely, well maintained detached three bedroom bungalow. The subjects occupy a good sized corner plot within quiet cul-de-sac offering generous accommodation with private fully enclosed gardens to the rear providing a child and pet safe environment. The grounds are mature, mainly laid to lawn with patio and decking area. The subjects briefly comprise entrance hall, storage, lounge, dining kitchen leading to feature sun room, three bedrooms (two with fitted wardrobes) and stylish shower room. Access to attic. There is a single car garage with power and light and double driveway with ample visitors parking. The property is double glazed with gas central heating.







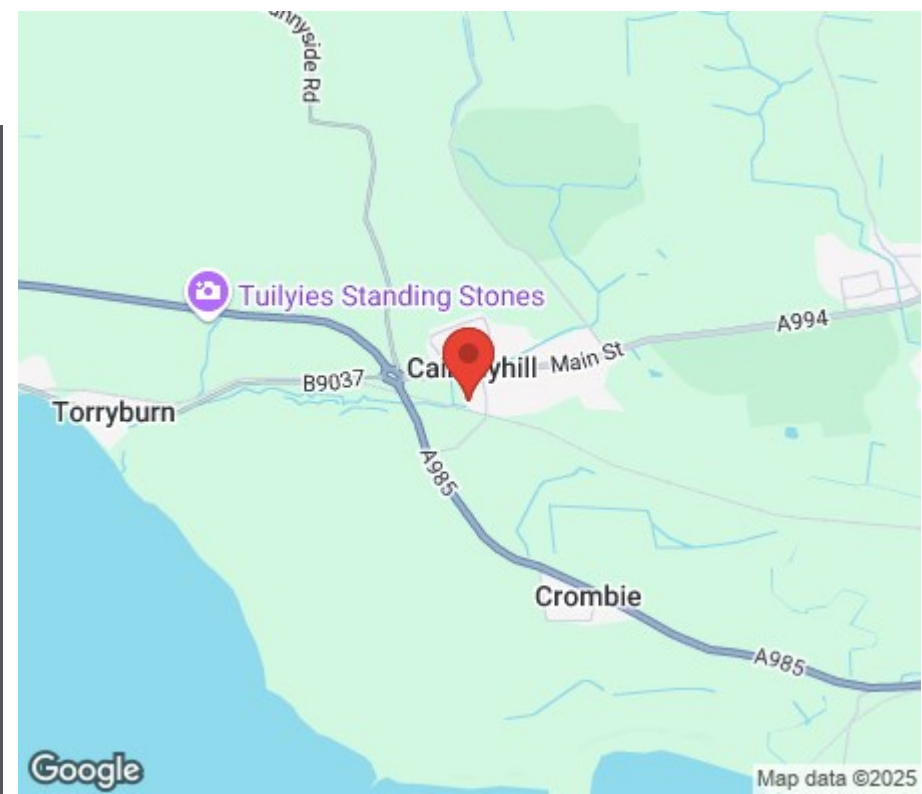
### LOCATION

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.

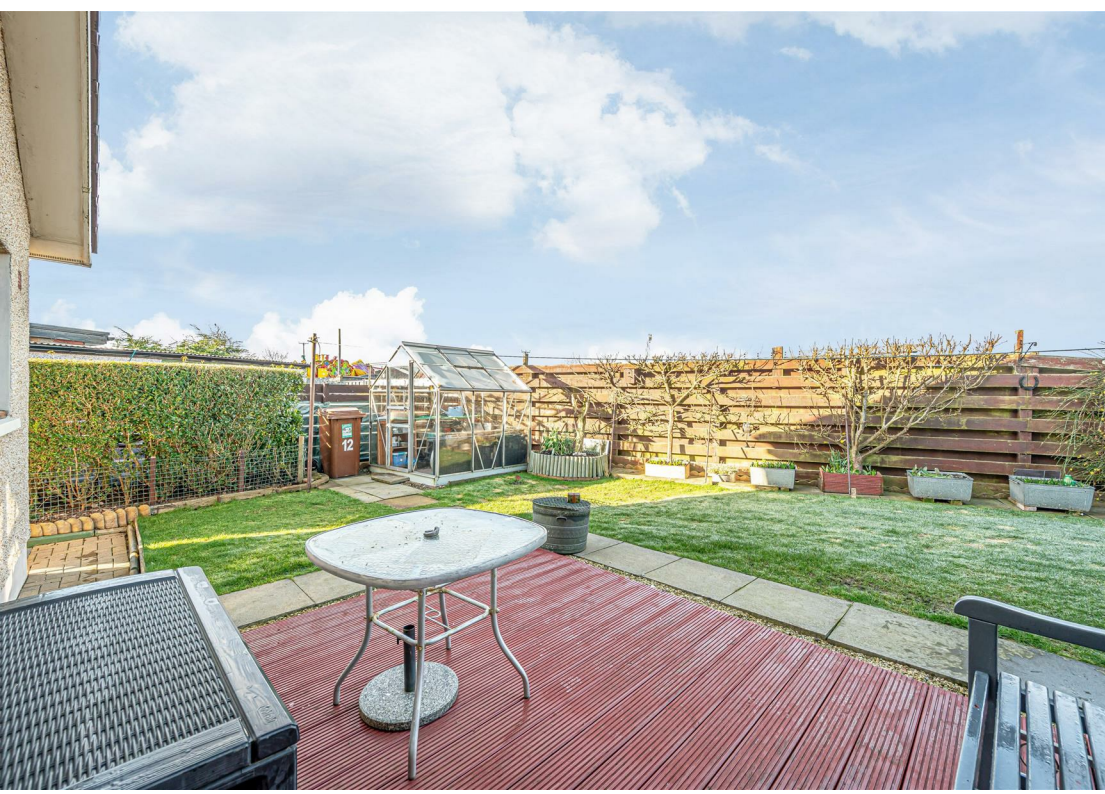
### EXTRAS INC. IN SALE/AGENTS NOTE

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

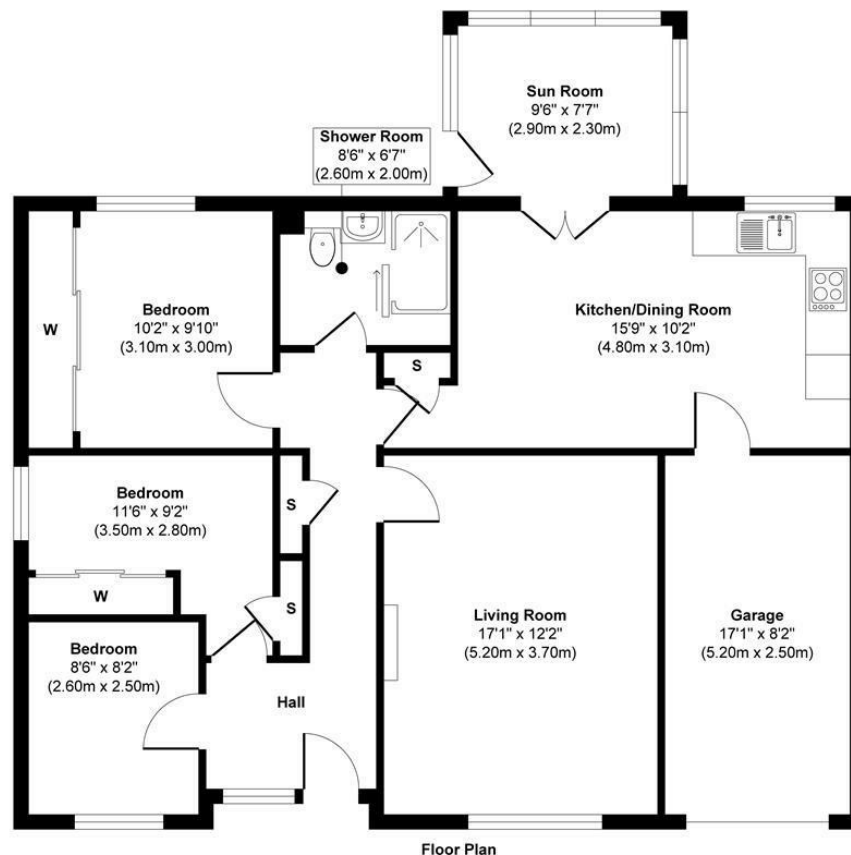
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











9AM MEDIA

### Approx. Gross Internal Floor Area 1042 sq. ft / 96.81 sq. m

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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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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PROTECTED

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.