

Morgans

PROPERTY

65 Rose Gardens, Cairneyhill, KY12 8QS

Offers Over £28,750











**\*\*CLOSING DATE TUESDAY 15 APRIL 2025 @ 12 NOON\*\*** Excellent opportunity to purchase a 25% share of this modern second floor apartment situated within a modern development within the popular village of Cairneyhill with amenities within walking distance. The remaining 75% is owned by Kingdom housing and a monthly rental figure for this share is payable to them. The potential to acquire further shares at a future date is possible. The accommodation is well presented and comprises: entrance hall with storage, brand new kitchen, lounge, two double bedrooms and bathroom. The property benefits from gas central heating, double glazing and secure entry phone system. There is also the added benefit of communal grounds and allocated residents parking. Early viewing recommended.





## 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.

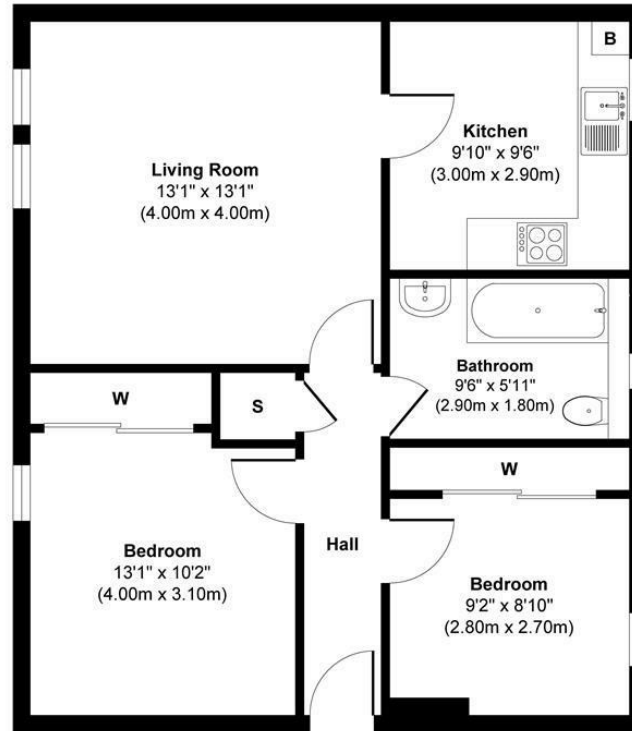
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











Floor Plan



**Approx. Gross Internal Floor Area 610 sq. ft / 56.70 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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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.