



Morgans

PROPERTY

20 Brandy Riggs, Cairneyhill, KY12 8UU

Offers Over £195,000

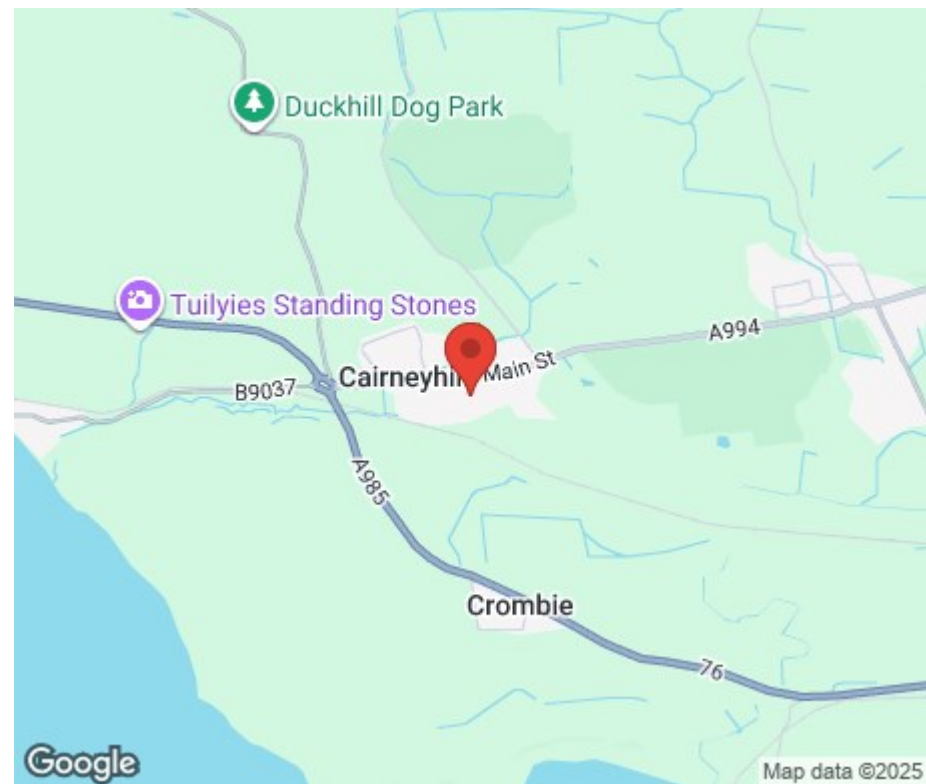






Absolutely lovely extended semi detached villa in the ever popular West Fife Village of Cairneyhill, with all local amenities and schooling at your fingertips. This home is beautifully presented throughout and offers that extra living space with the extension room/family room. There are well maintained gardens, which are paved and chipped to the front with driveway leading to single garage. The rear gardens are fully enclosed providing a child and pet safe environment. The garden has a patio area and an idyllic haven offering privacy with charming summerhouse. The subjects briefly comprise entrance vestibule, spacious lounge, fitted kitchen with open plan aspect to further sittingroom/family room. On the upper level there are two double bedrooms with modern bathroom and overhead electric shower. Access to attic. 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 includes local shops, post office, petrol station, hotel, garden centre, car garages, 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 and summerhouse.

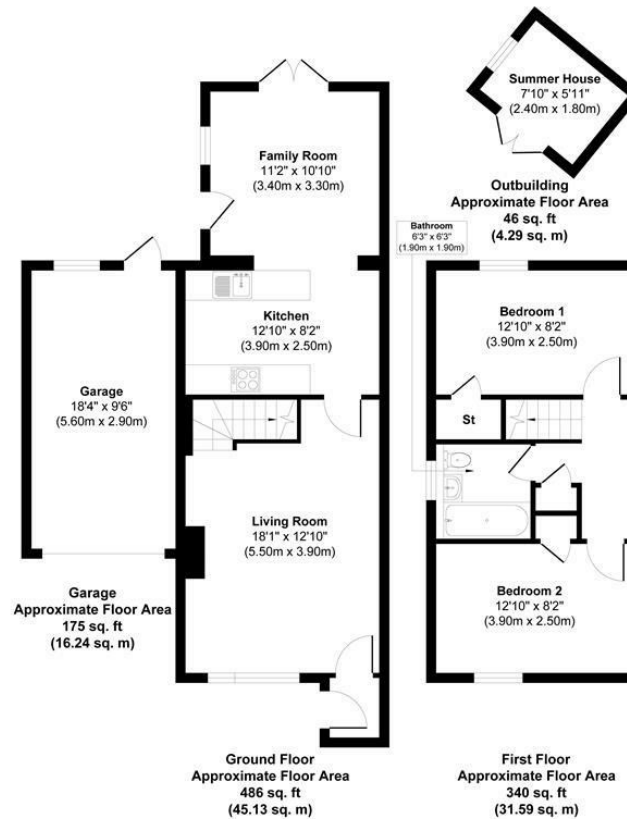
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 1047 sq. ft / 97.25 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.