





Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

- An immaculate, three bedroom detached home, nestled within a small residential cul-de-sac setting within a highly regarded and sought after area of Cairneyhill
- The village of Cairneyhill lies to the West of Dunfermline's City Centre and offers essential amenities including convenience stores, primary schooling and Forrester Park Resort, situated in 350 acres of Scottish Parklands and offering fine dining and an 18 Hole Golf Course. Dunfermline Golf Club (known as Pittfirrane Golf Club) is also located a short drive away for the keen golfer
- Further amenities available in nearby Dunfermline including various supermarkets, restaurants and leisure facilities. A variety of public and private gyms with swimming pool at the nearby Keavil House Hotel. Secondary schooling within Dunfermline
- Conveniently located for the M90 motorway, linking to Edinburgh, Glasgow and Stirling with train stations available within Dunfermline, Rosyth and Inverkeithing linking the Fife Circle and Edinburgh. Park and Ride facilities in Halbeath and Inverkeithing
- Well-presented throughout with the accommodation comprising of entrance hall with WC and storage under the stairs
- Living room to the front of the home and contemporary kitchen and dining room with a range of storage options, integrated appliances, breakfast bar and room for a formal dining table and chair set. Separate utility room to house additional white goods and access onto gardens
- Conservatory situated off the kitchen leading to gardens
- Primary bedroom with built in wardrobe and en suite shower room with WC and wash hand basin
- Two further bedrooms, with built in wardrobes within bedroom two. Family bathroom with three piece suite and shower over the bath
- Lovely, well maintained gardens to the rear with a raised deck, perfect for enjoying the summer sun
- Driveway with parking for several cars and single garage
- A fantastic, family home, located within a sought after residential setting. Viewing comes highly recommended







Location

Located West of Dunfermline, Cairneyhill offers the perfect choice for a wide variety of buyers looking for their next home. The village is home to a well-regarded primary school with bus links to secondary schooling in nearby Dunfermline.

For shopping, Cairneyhill offers a selection of local shops, including convenience stores providing everyday essentials. Just a short drive away, Dunfermline offers a wider range of shops, supermarkets, and leisure facilities, ensuring that you're never far from all your shopping and recreational needs.

Transport links from Cairneyhill are fantastic, with the village being well-served by bus routes and nearby train station in Dunfermline, Rosyth and Inverkeithing . For those commuting to Edinburgh and Glasgow, the village is well served by a network of road links easily accessible by car.

With its peaceful setting, strong community spirit, and proximity to key amenities, Cairneyhill offers a balanced lifestyle that appeals to families, professionals, and retirees alike. It's the perfect place for anyone looking for village life, while still staying well-connected to the surrounding areas.

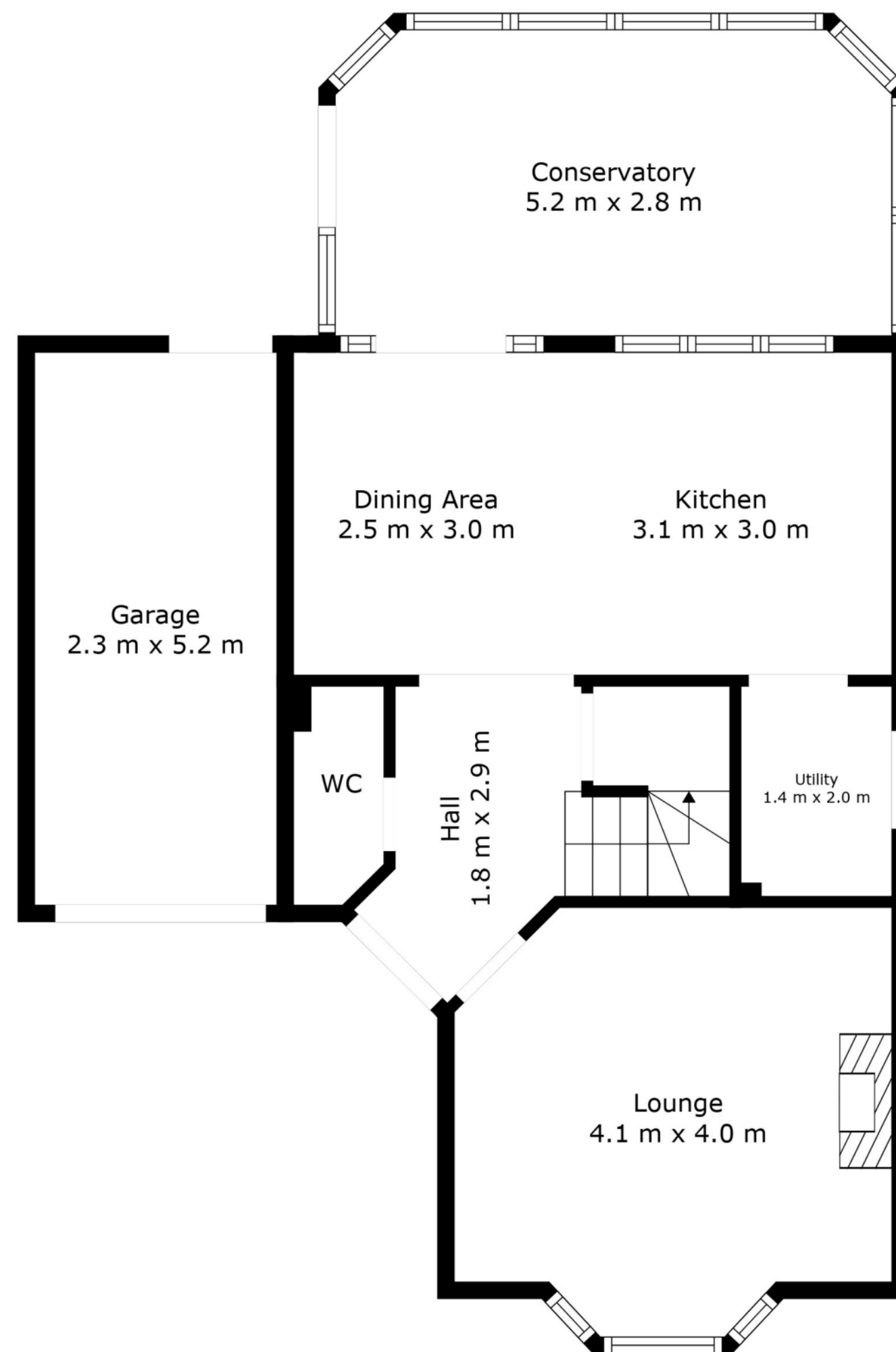


Enquiries

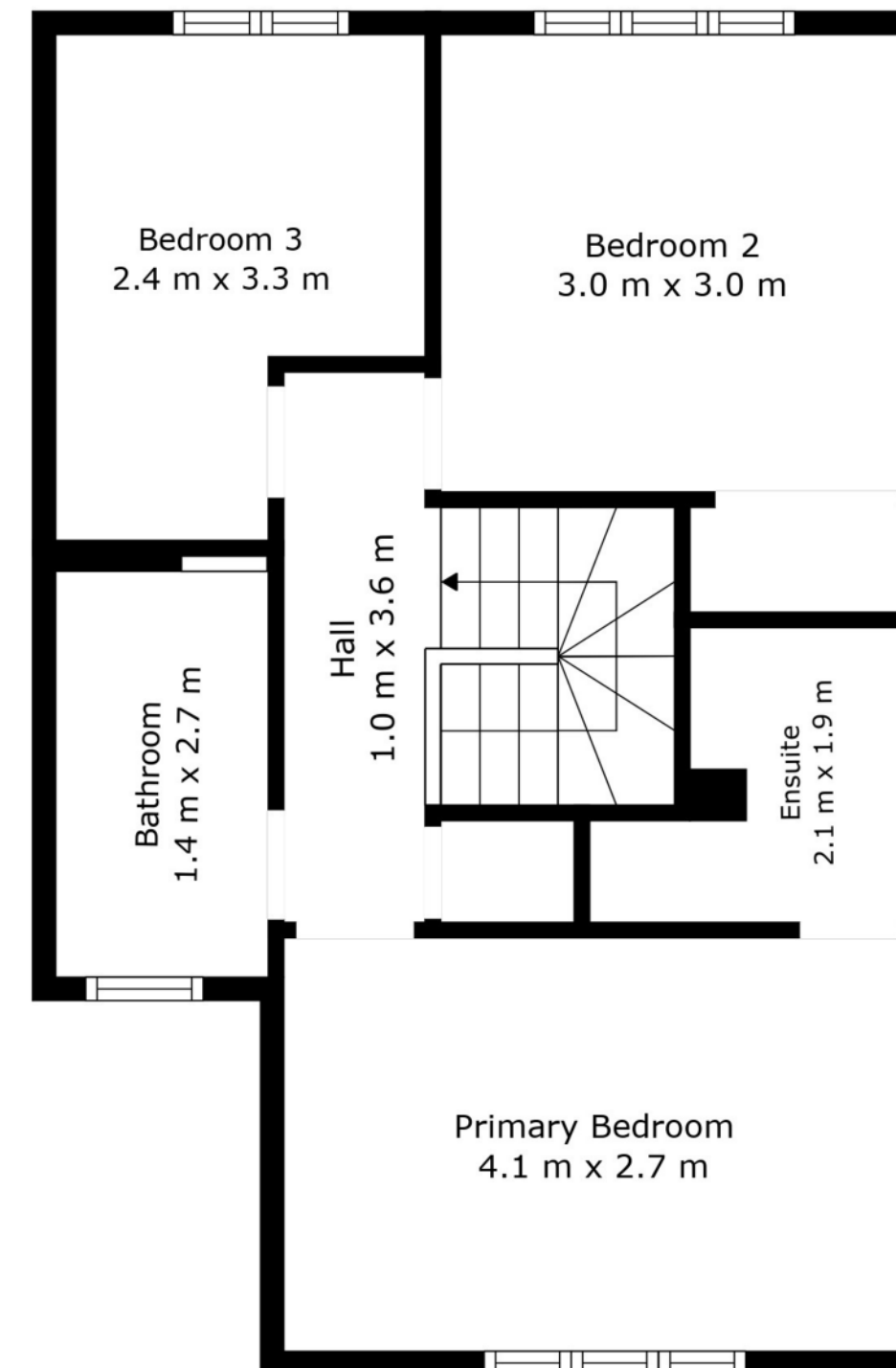
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Floor 1



Floor 2

TOTAL: 105 m2

FLOOR 1: 60 m2, FLOOR 2: 45 m2
EXCLUDED AREAS: GARAGE: 12 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

