





Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A beautifully presented four bedroom home, located within a small private development within 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 Pitfirrane 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 Fife's coastal path with 117 miles linking some of Scotland's most picturesque fishing villages, golden beaches and the home of golf, St Andrews. The historic village of Culross is around a ten minute drive from the property
- Transport links throughout central Scotland including Edinburgh, Glasgow and Stirling with train stations in nearby Dunfermline, Rosyth and Inverkeithing.
- Large driveway with parking for several cars
- Entrance hall with WC leading to a full length living room and dining area. Contemporary kitchen offers a wide selection of storage, good worktop space, breakfast bar and integrated appliances. Access onto gardens
- Impressive sun room, making the most of the south facing aspects with outlooks over the large and private gardens
- Master bedroom benefits from built in sliding, mirrored wardrobes and tiled, en suite shower room
- Three further double bedrooms and family bathroom with three piece suite and mains fed shower
- Expansive gardens to the rear, mostly laid to lawn with patio and decking, a fantastic space for families and entertaining







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

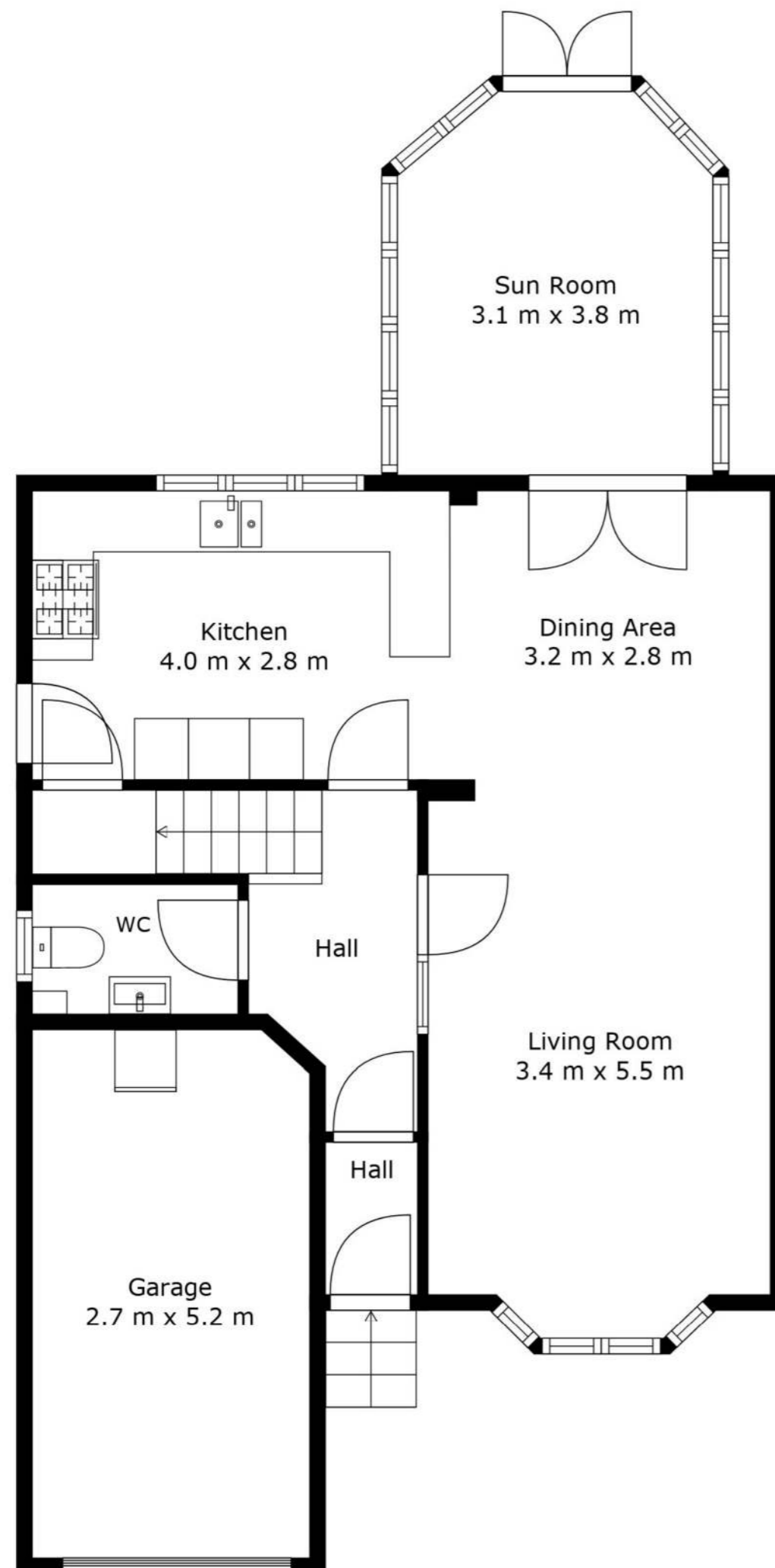
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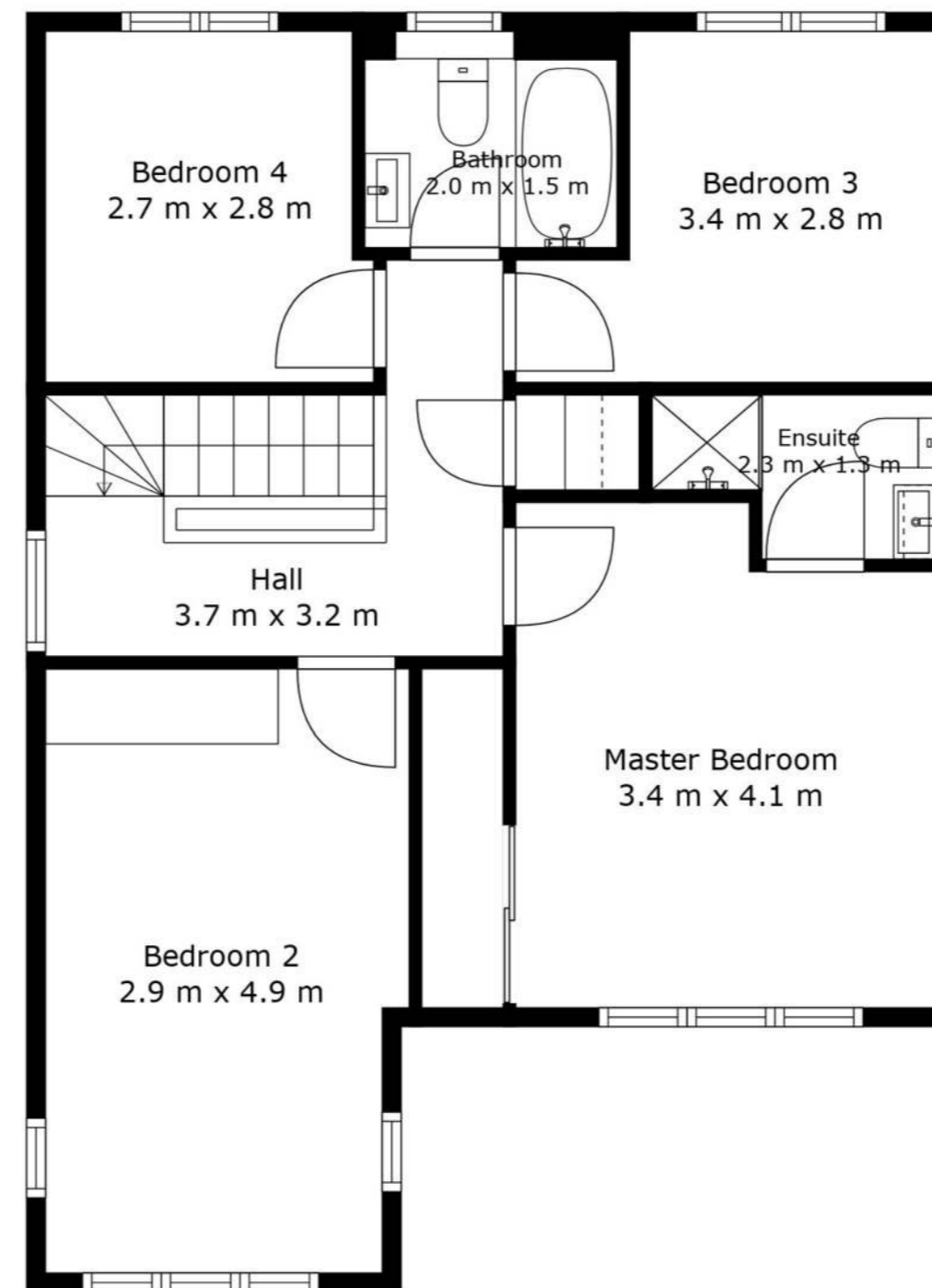
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Floor 1



Floor 2

TOTAL: 124 m2
FLOOR 1: 61 m2, FLOOR 2: 63 m2
EXCLUDED AREAS: GARAGE: 14 m2
WALLS: 13 m2

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

