





Key Features

 3 Bedrooms

 3 Public

 1 Bathroom

- A spacious, three bedroom detached bungalow offering flexible accommodation over one level
- Located within a small residential setting of similar properties on the edge 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 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
- Well positioned for transport links via road to Edinburgh, Glasgow and Stirling. Train stations within Dunfermline and Rosyth with access to the Fife coastal path and the famous, former royal burgh of Culross
- Driveway with parking for several cars leading to detached single garage with additional access from the garden
- Entrance vestibule leading to hallway with storage
- Living room leading onto sun room overlooking south facing gardens. Separate dining room located off the hall
- Modern, tiled shower room with main fed shower unit, WC and wash hand basin
- Breakfast kitchen comes with a range of storage options, good worktop space, space for a small table and chair set and room for appliances. Separate utility room with access onto gardens
- Three bedrooms, two doubles, all benefitting from built in wardrobe space
- Neat gardens to the rear with patio and lawn. Garden shed included
- Gas central heating system and double glazing





Location

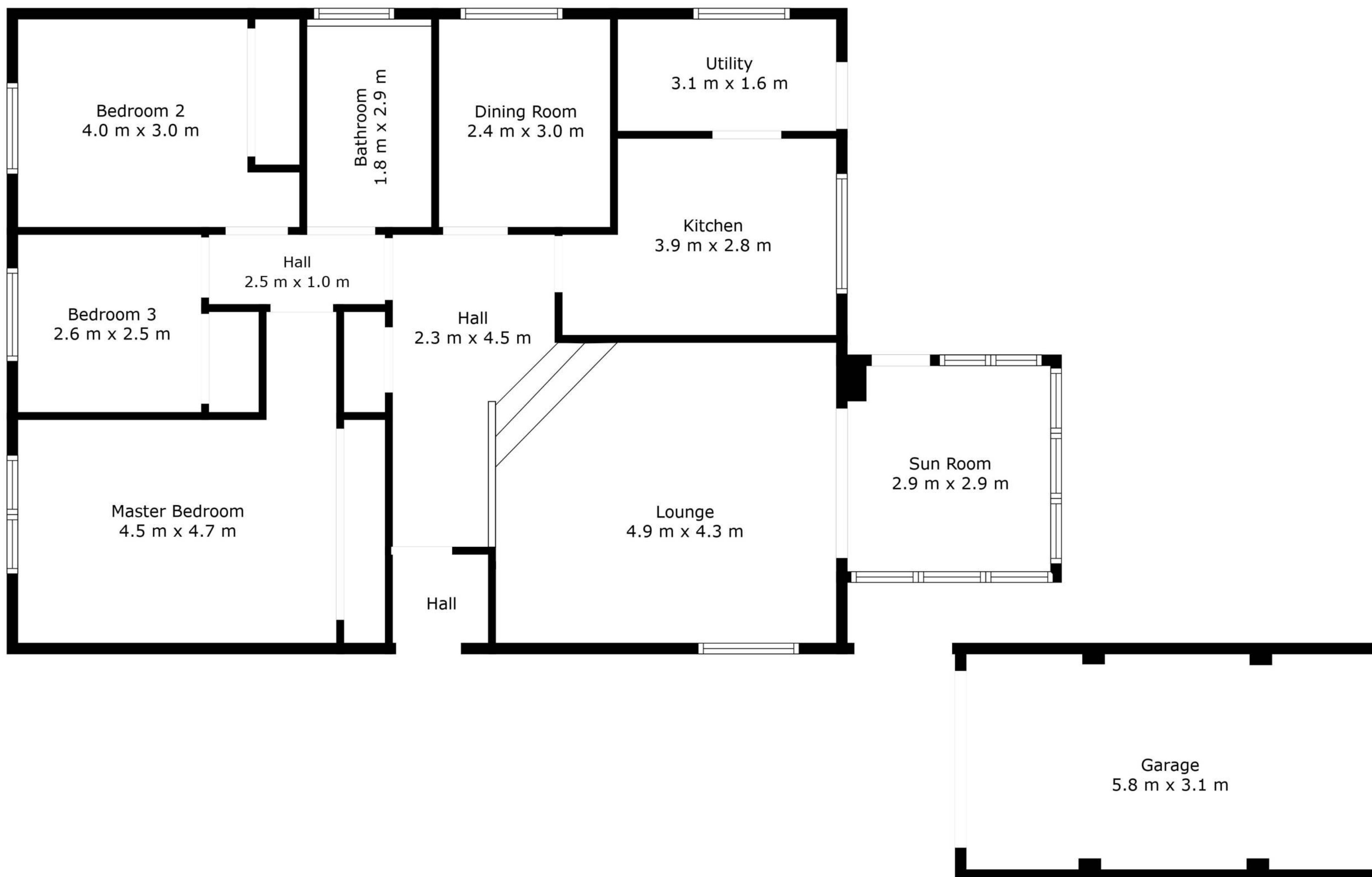
Located West of Dunfermline, Cairneyhill offers the perfect choice for a wide variety of buyers looking for their next home. The village is home to a well-regarded primary school with bus links to secondary schooling in nearby Dunfermline.

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.





TOTAL: 112 m²
 FLOOR 1: 112 m²
 EXCLUDED AREAS: GARAGE: 18 m²
 WALLS: 11 m²

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



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

