



# Key Features

 4 Bedrooms

 2 Public

 2 Bathrooms

- A stunning, executive 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
- Beautifully presented and upgraded throughout with a full length, formal living room with French doors leading to gardens
- Stunning, contemporary kitchen and dining room with a range of storage options, centre island, integrated appliances and room for a formal dining table and chair set
- The home has been extended to the rear with an additional family room and storage cupboard, set up as a home office. Utility room and access into integral double garage with electric garage door and EV charging point
- Primary bedroom with built in wardrobe and fully tiled en suite shower room
- Three further double bedrooms, all benefitting from built in wardrobes and shower room with double shower unit and mains fed shower. WC and wash hand basin
- Pleasant outlooks towards green spaces from the front of the home
- Large gardens to the rear consisting of lawn and patio area, perfectly positioned to enjoy alfresco dining and entertaining in the afternoon and evening sun
- A stunning family home, finished to an excellent standard throughout and viewing will confirm the quality and space on offer
- EPC Rating -C Council Tax Band - G









# 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.

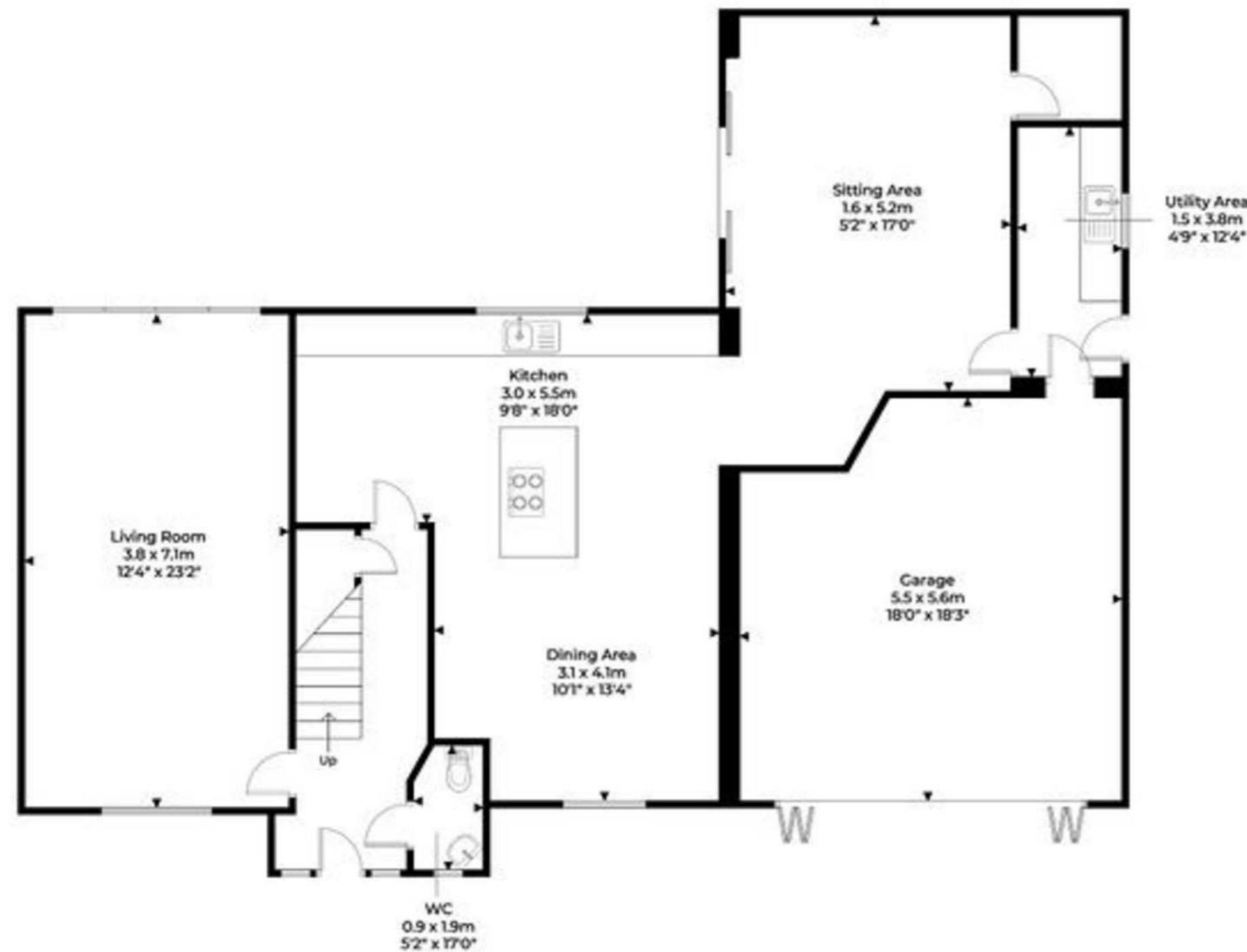
With its peaceful setting, strong community spirit, and proximity to key amenities, Cairneyhill offers a balanced lifestyle that appeals to families, professionals, and retirees alike. It's the perfect place for anyone looking for village life, while still staying well-connected to the surrounding areas.



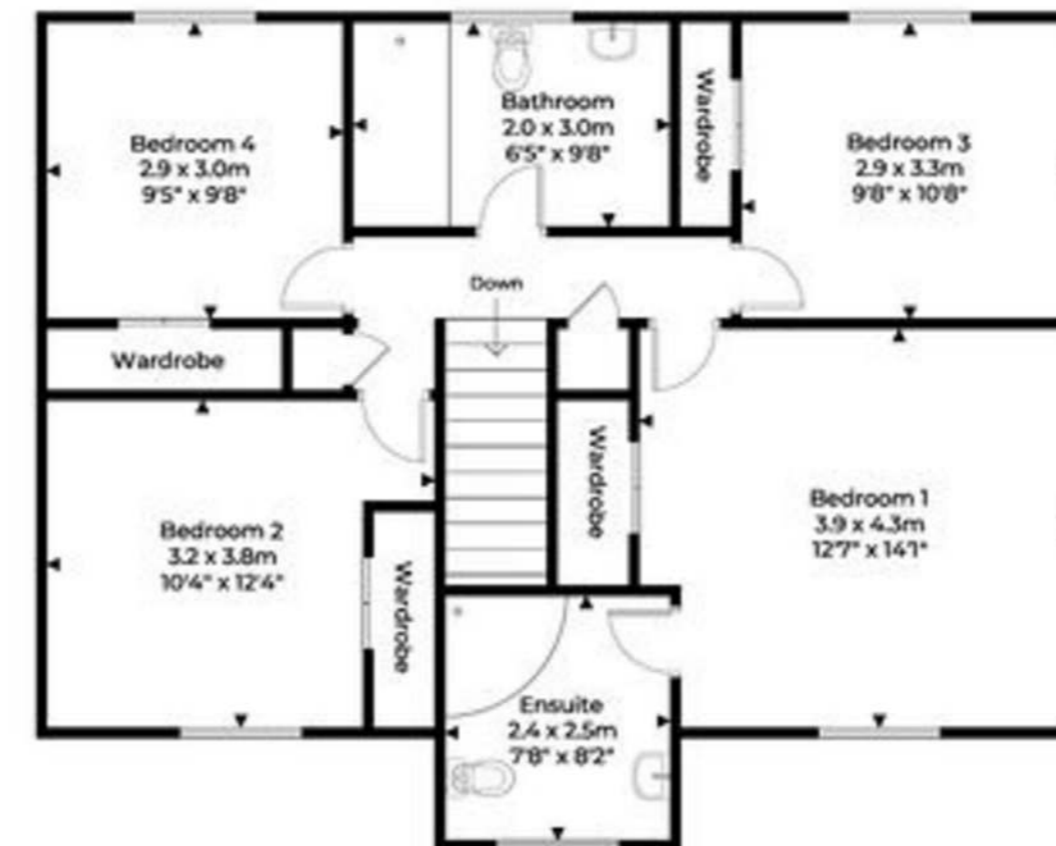
3 The Sheiling Cairneyhill KY12 8PH

Approximate Gross Area

220 sq m / 2368 sq ft



Ground Floor



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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## Enquiries



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