



YOUR MOVE

PRICE:

Fixed

£240,000

Ref no: 527/420/861

**YOUR MOVE,
11 New Row,
Dunfermline, Fife,
KY12 7EA**

To make an
appointment to view:

Call:

01383 739729

Click:

www.your-move.co.uk

Come In:

To your nearest branch

Pleasance Brae, Cairneyhill, Dunfermline, Fife



www.your-move.co.uk

YOUR MOVE is a trading name of your-move.co.uk Ltd.

Registered Office: Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB. Registered number: 01864469 VAT number: GB10543700

Calls may be recorded and/or monitored for training and security purposes.



Pleasance Brae, Cairneyhill, Dunfermline, Fife

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

Your Move are delighted to offer this generously proportioned attractively presented detached bungalow to the market. Presenting cul-de-sac location and bordering on rural grounds this property will appeal to purchasers looking to enjoy the quiet of rural life yet benefiting from the features and proximity of Dunfermline city. The accommodation is formed over one level and is finished to a high standard throughout. The property benefits from: entrance hall, study, office/bedroom four, separate WC, stylish and spacious lounge/dining room, charming family room, spacious fitted dining kitchen, three further double bedrooms (master en-suite) family bathroom, separate WC and utility room. The property further benefits from double glazing, gas central heating, alarm system and hardwood finishes throughout. Externally the subject boasts stunning landscaped gardens to the front and rear with a driveway providing off-street parking for a number of vehicles and a double integral garage with electronic remote control doors.

DIRECTIONS

Enter Cairneyhill on the A994 directly from Dunfermline town, proceed along the main street for some distance taking a first left on to Pleasance Brae. The property is at the end of the cul-de-sac facing the fields.

LOCATION

Located to the west of Dunfermline, the village of Cairneyhill offers a selection of local shops, bars and schooling at nursery and primary level. There is a wider selection of shops, bars, restaurants, churches, cinema and recreational amenities available in nearby Dunfermline. The village is a popular commuter base offering access to the Forth and Kincardine Bridges, the motorway network and beyond, with park 'n' ride facilities available via the rail network in nearby Dunfermline. There is also a local bus service available to Dunfermline and beyond.

ENTRANCE HALL

Enter via hardwood security door directly into vestibule area. Decorated in neutral tones. Carpet. Coving. Wall light detail. Radiator. Access to inner hall and study area via further security door.

STUDY

1.78m x 1.57m (5'10" x 5'2")

Double glazed window to front. Carpet. Radiator. Currently used as office space but offering flexibility of use for example as a work room or cloakroom.

INNER HALL

Carpet. Coving. Wall light detail. Access to WC, lounge and office/bedroom four. Telephone point.

OFFICE/BEDROOM 4

3.20m x 3.00m (10'6" x 9'10")

Currently used as office facility but off double bed size. Decorated in popular neutral tones. Double glazed window to front. Carpet. Radiator. Central ceiling light. Coving.

SEPARATE WC

1.78m x 1.19m (5'10" x 3'11")

Two piece suite in pale cream comprising: WC with concealed cistern and wash-hand basin with fitted vanity below. Chrome accessories. Carpet. Extractor fan. Ceramic tile splash back. Radiator.

LOUNGE/DINING ROOM

4.72m x 6.55m (15'6" x 21'6")

Stylish, generously proportioned reception room well presented in pale cream tones. Focal point wall mounted electric fire with marble hearth and wooden mantle. TV point. Laminate flooring. Two ceiling lights. Two wall lights. Double glazed, double sliding french doors offering views and access to rear garden. Ample space for formal dining table and chairs. Access to breakfasting kitchen and family room.

FAMILY ROOM

2.92m x 4.90m (at longest) (9'7" x 16'1")

Lovely bright reception room currently used as second sitting room but offering flexibility of purpose. Double glazed window to side. Sliding double glazed security doors offering views and access to the rear patio. Wall light detail. Coving. TV point. Radiator. Access to bedroom three.

BEDROOM

3.02m x 2.92m (9'11" x 9'7")

Charming double room, well presented with double glazed window to front and rural aspects beyond. Carpet. Central ceiling light. Coving. Mirrored sliding door fitted robes offering shelved and hanging space. Ample space for free standing furniture.

KITCHEN / DINING ROOM

3.99m x 4.70m (at longest and widest) (13'1" x 15'5")

Generously proportioned fitted kitchen with selection of wall and base mounted units in wooden finish with contrasting wipe clean worktop. Ceramic tile splash back. Inset one and a half stainless steel sink with side drainer and chrome mixer tap. Four ring integral gas hob with overhead concealed extractor hood. Double eye level oven/grill with microwave. Integral dishwasher and fridge. Central ceiling light. Radiator. Double glazed sliding security french doors provide access and views over rear patio area and the countryside beyond. Ample space for dining table and chairs. Access to utility room and rear hallway. Telephone point.

UTILITY ROOM

1.63m x 3.20m (5'4" x 10'6")

Fitted with wall and base mounted units with contrasting wipe clean work top to match the kitchen. Plumbed for automatic washing machine. Laminate flooring. Stainless steel sink with side drainer and chrome mixer taps. Double glazed window to side. Ceramic tiled splash back. Central ceiling light. Security door provides access to the integral double garage.

REAR HALL

L-shaped hallway. Carpet. Wall light detail. Access to family bathroom, two further bedrooms, loft area and sliding door fitted closet space.

BATHROOM/WC

3.15m x 1.45m (10'4" x 4'9")

Attractively presented family bathroom comprising: WC with concealed cistern, wash-hand basin with fitted vanity store below and corner bath with mixer taps. Tiled from floor to ceiling height in light contrasting tones. Carpet. Central ceiling light. Double glazed opaque window to side. Radiator.

BEDROOM

3.40m x 2.92m (11'2" x 9'7")

Attractively presented double bedroom with double glazed window to rear garden. Carpet. Central ceiling light. Fitted robes to one wall offering extensive shelved and hanging space. Ample space for free standing furniture. TV point.

MASTER BEDROOM

2.90m x 3.18m (9'6" x 10'5")

Stylishly presented master room with double glazed windows offering views to rear garden and countryside beyond. Mirrored sliding door fitted robes to one wall offering extensive shelved and hanging space. Central ceiling light. Wall light detail. Radiator. Ample space for free standing furniture. Access to en-suite. TV point. Telephone point.

EN-SUITE SHOWER/WC

1.75m (to shower cubicle) x 1.60m (5'9" x 5'3")

Well appointed en-suite comprising: wash-hand basin with fitted vanity store below, WC with concealed cistern and double shower unit with overhead pressure shower. Tiled From floor to ceiling height. Radiator. Carpet. Extractor fan. Shaver point. Double glazed opaque window to side.

EXTERNAL

Lovely landscaped gardens surround this property. To the rear they are enclosed by timber fence with feature borders stocked with mature shrubs and bushes. Laid predominantly to lawn with rotary clothes drier. Patio area with chipped shrubbery/rockery. Stylish water feature. Slabbed patio area ideal for al fresco entertaining. External tap. External lighting. The front garden is laid predominantly to lawn with well stocked shrubs and bushes to borders.

GARAGE

Double integral garage with remote controlled electronic up and over door. Power, light and water supply inside.

EXTRAS

include: All fitted carpets and floor coverings. Light fittings and fixtures. Integral appliances in the kitchen. Blinds.

CLAUSES:

MORTGAGE & FINANCIAL ADVICE:

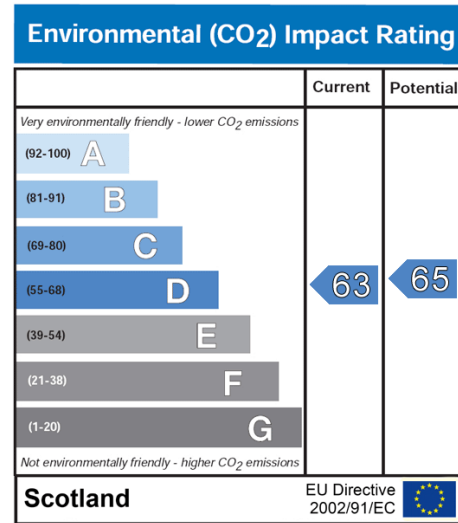
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

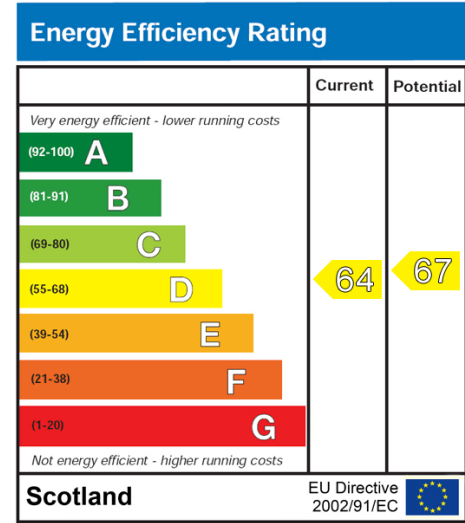
All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Mon - Fri 9:00 - 5:30 Sat 9:00 - 1:00 Sun - Closed



The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



www.your-move.co.uk