



YOUR MOVE

PRICE:

Fixed

£155,000

Ref no: 527/380/170

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

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Main Street, Cairneyhill, Dunfermline, Fife

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DESCRIPTION

YOUR MOVE are delighted to present the opportunity to purchase this attractively presented, link detached villa set in the popular village of Cairneyhill. The property will appeal to buyers of all age groups and early viewing is highly recommended to appreciate the diversity of the accommodation and its calibre. The accommodation is formed over two levels and comprises bright entrance hallway, unique and stylish reception room at present offering open plan living and dining space, attractive and modern breakfasting kitchen, utility room, shower room, double bedroom and an upper floor presenting two double bedrooms (both with walk-in robe facilities) and four-piece family bathroom. The property benefits from double glazing and gas central heating. Externally, there are garden grounds to front and rear, with a single garage and driveway.

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

1.45m x 2.44m (4'9" x 8'0")

Entrance is gained via glazed security door with glazed side panel to bright entrance hallway. Access to walk-in cloaks cupboard offering shelved and hanging space, and further cupboard housing utility meters. Central ceiling light. Vinyl flooring. Presents access to lounge.

OPEN PLAN LIVING/DINING ROOM

3.66m x 10.46m (12'0" x 34'4")

Stunning open plan reception area with family seating area and dining area but offering flexibility of use. Feature bay window to front with two further double glazed windows overlooking the front garden. Decorated in popular cream tones. Carpet. Two central ceiling lights. Three radiators. TV point. Telephone point. Provides access to feature open plan stairwell and breakfasting kitchen.

ADDITIONAL PHOTO

KITCHEN/BREAKFAST ROOM

2.59m x 3.73m (8'6" x 12'3")

Stylish, bright, modern, fitted breakfasting kitchen with a selection of wall and base mounted units in white with contrasting wipeclean worktops and chrome handle detail. Ceramic tiled splashback. Double glazed window offers views to rear garden. Fitted breakfast bar area complete with stools. Integral fridge-freezer. Integral stainless steel four-burner gas hob with stainless steel oven below and concealed extractor hood. Integral one and a half stainless steel sink with side drainer and chrome mixer tap. Ceramic slate tile effect vinyl flooring. Central ceiling light. Double panel radiator. Provides access to rear hallway.

REAR HALL

Presents access to shower room, utility room and bedroom three. Vinyl flooring. Central ceiling light.

UTILITY ROOM

1.63m x 2.31m (5'4" x 7'7")

Fitted with wall and base mounted units in white with contrasting wipeclean worktop. Stainless steel sink with side drainer and mixer tap. Vinyl flooring. Plumbed for automatic washing machine. Security door with glazed panel allows access to rear garden. Tiled from floor to ceiling height in white.

SHOWER ROOM/WC

1.57m x 1.65m (5'2" x 5'5")

Well presented three piece white suite comprising WC, wash-hand basin with pedestal format, and shower cubicle. Tiled in white from floor to ceiling height with border tile detail. Linoleum flooring. Central ceiling light. Extractor fan. Chrome accessories. Radiator. Shaver point.

BEDROOM

2.87m x 2.97m (9'5" x 9'9")

Double bedroom with double glazed window offering views to the rear garden. Carpet. Central ceiling light. Fitted robes with sliding mirrored doors offer shelved and hanging space. Ample space for free standing furniture.

STAIRS TO:-

LANDING

Bright area with double glazed window to front. Radiator. Carpet. Central ceiling light. Provides access to two bedrooms, bathroom and loft area.

BEDROOM

4.50m x 1.55m (14'9" x 5'1")

Spacious and attractive double bedroom with feature double glazed bay window to front and further double glazed window to side. Carpet. Radiator. Central ceiling light. Fitted walk-in robes offer good shelved and hanging space.

BEDROOM

3.45m x 3.66m (11'4" x 12'0")

Second spacious double bedroom with double glazed window to front. Carpet. Central ceiling light. Radiator. Walk-in fitted robes offer good storage facilities. Ample space for free standing furniture.

BATHROOM/ W.C.

Comprises four-piece coloured suite to include WC, bath, bidet and wash-hand basin. Tiled from floor to ceiling height in contrasting tiles. Lino floorcovering. Double glazed window to rear. Radiator. Chrome accessories.

EXTERNAL

FRONT GARDEN

Laid predominantly to lawn bordered by conifers and shrubs. Enclosed by wall.

REAR GARDEN

Laid predominantly to patio, ideal for alfresco entertaining, with hedgerow border.

GARAGE

Driveway provides parking for up to three cars and gives access to single garage with up-and-over door, power and light.

EXTRAS

Included in the sale are carpets and fitted floorcoverings, blinds, light fittings and fixtures.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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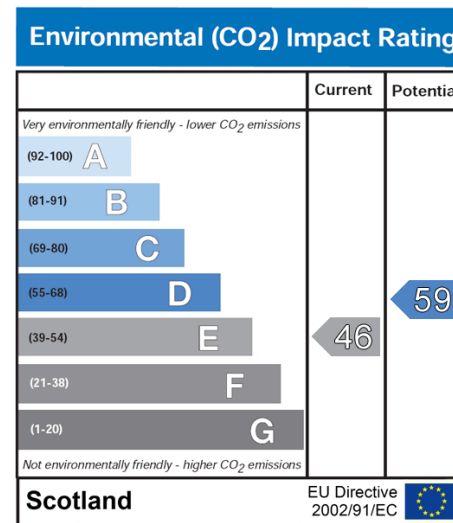
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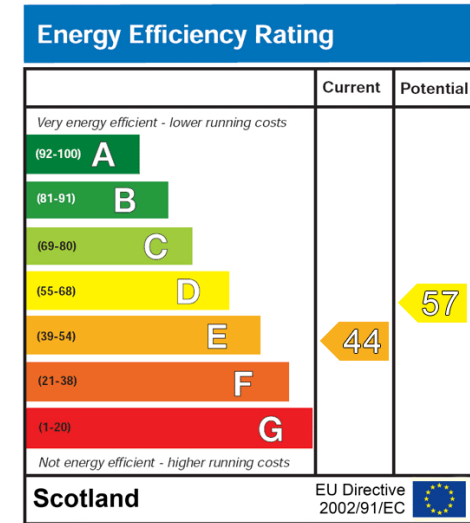
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

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.



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.

OFFICE OPENING HOURS:

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

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