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PRICE:

**Fixed**

**£190,000**

Ref no: 527/418/149

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## Rose Gardens, Cairneyhill, Dunfermline, Fife



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# Rose Gardens, 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

## DIRECTIONS

Enter the village of Cairneyhill on the A994 from Dunfermline. Proceed along Main Street taking a right onto Drummormie Road. Take third right onto Greycraigs and then first left thereafter onto Rose Gardens.

## 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.

## DESCRIPTION

Your Move offer for sale, this well proportioned, detached family villa set in a popular location within Cairneyhill village. The property offers flexible accommodation over three levels and comprises on the ground floor: entrance vestibule, entrance hallway, lounge, dining room, dining kitchen, utility room and separate WC. The mezzanine level offers family room/bedroom 5, and the top floor presents four double bedrooms (master en-suite) and family bathroom. The property benefits from double glazing and gas central heating and externally, offers single garage with driveway, and gardens to both front and rear. The property is sold as seen.

## VESTIBULE

Enter via hardwood security door with peephole. Central ceiling light. Coving to ceiling. Provides access to entrance hall via glazed door with side panel.

## ENTRANCE HALL

Spacious reception hall offering access to separate WC, lounge, utility room and dining room.

## LOUNGE

**3.48m x 4.27m (11'5" x 14'0")**

Second spacious reception room again offering flexibility of use. Sliding security doors provide access and views to rear garden and field beyond. Central ceiling light. TV point. Telephone point.

## DINING ROOM

**3.30m x 4.27m (10'10" x 14'0")**

Window to front. Central ceiling light. Radiator. Offers flexible purpose, originally designed as dining room but could easily be family room or second lounge.

## UTILITY ROOM

**3.00m x 1.78m (9'10" x 5'10")**

Fitted with wall and base mounted units with contrasting wipeclean worktop. Stainless steel sink with side drainer. Ceramic tiled splashback. Tiled floor. Plumbed for automatic washing machine. Security door with glazed panel provides access to side garden. Central ceiling light. Provides access to kitchen.

## KITCHEN / DINING ROOM

**4.14m x 3.00m (13'7" x 9'10")**

Spacious dining kitchen fitted with a selection of wall and base mounted units with contrasting wipeclean worktop. Window overlooks rear garden and field beyond. Stainless steel sink with side drainer. Plumbed for dishwasher. Ceramic tiled floor. Tiled splashbacks. Striplight. Radiator. Provides access to lounge.

## SEPARATE WC

Two piece coloured suite comprising WC and wash-hand basin. Tiled from floor to ceiling height. Window to front. Radiator. Central ceiling light. Coving to ceiling.

## STAIRS TO:-

Stairwell gives access to mezzanine level with wooden balustrade. Provides access to family room.

## FAMILY ROOM

**6.15m x 2.77m (20'2" x 9'1")**

Spacious room providing flexibility of use, eg bedroom 5 or family room. Window to front. Sliding security French doors provide access to balcony area and views over the garden. Double panel radiator. Telephone point. Central ceiling light.

## STAIRS TO:-

Stairwell gives access to top floor providing access to all bedrooms, bathroom and loft.

## BEDROOM

**2.41m x 3.48m (7'11" x 11'5")**

Double room with window to rear. Double panel radiator. Central ceiling light. Fitted 'robes offer shelved and hanging space. Ample space for free standing furniture.

## BEDROOM

**2.62m x 3.81m (8'7" x 12'6")**

Double bedroom with window to rear. Central ceiling light. Sliding door fitted 'robes offer shelved and hanging space. Ample space for free standing furniture.

## BATHROOM/WC

**1.75m x 2.49m (5'9" x 8'2")**

Three piece coloured suite comprising WC, wash-hand basin and bath. Tiled from floor to ceiling height. Ceramic tiled floor. Radiator. Window. Central ceiling light.

## BEDROOM

3.43m x 2.95m (11'3" x 9'8")

Double room with window to front. Radiator. Fitted sliding door 'robes offer shelved and hanging space. Ample space for free standing furniture.

## BEDROOM

4.47m x 2.69m (to fitted robes) (14'8" x 8'10")

Spacious master bedroom with window to front. Radiator. Double fitted his and hers 'robes offer spacious shelved and hanging space. Ample space for free standing furniture. Provides access to en-suite.

## EN-SUITE SHOWER/WC

Three piece coloured suite comprising WC, wash-hand basin and shower cubicle with overhead shower. Window to side. Central ceiling light.

## EXTERNAL

Rear Garden: Partly enclosed. Laid to lawn with slabbed patio area ideal for alfresco entertaining. Views over fields. Front Garden: Chipped and laid to lawn with some border shrubs.

## GARAGE

Single garage to front with up-and-over door, accessed via monoblock driveway.

## 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.

### 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.

### SERVICES CONNECTED:

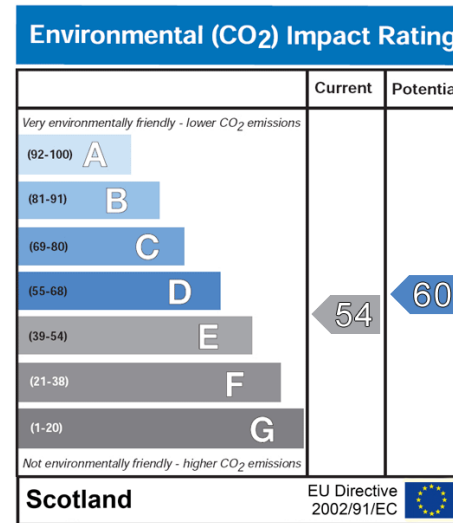
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

### 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:

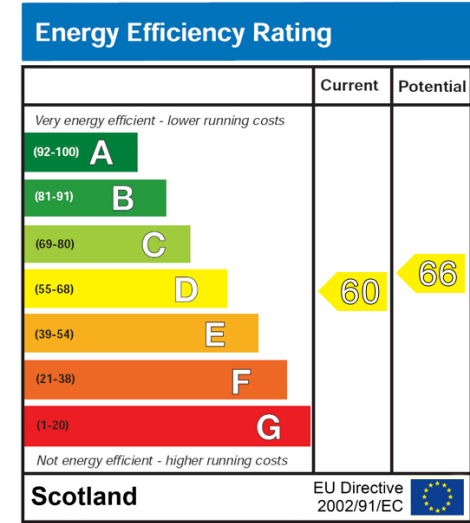
All Measurements are Approximate



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.



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