



**Stevenson Marshall**  
Property & Law

1 Pitdinnie Road  
Cairneyhill, KY12 8RE

Offers in the region on £185,000



## *1 Pittdinnie Road, Cairneyhill*

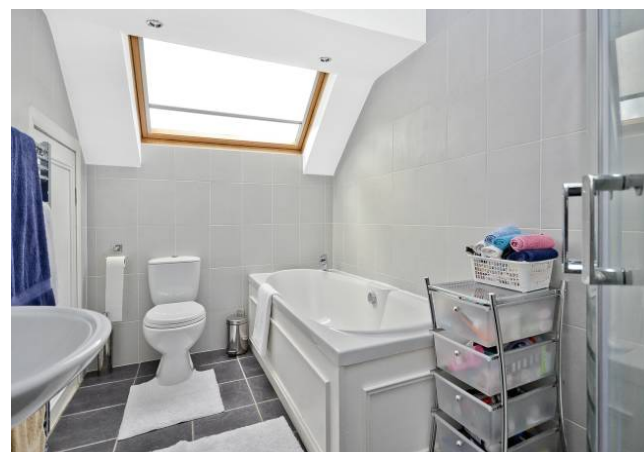
A bright and spacious linked villa set within attractive garden ground and garage and driveway to rear.

There is a superb internal layout which includes an entrance vestibule, full width lounge/dining room with feature open plan staircase to upper landing, downstairs bedrooms/public room, breakfasting kitchen, utility room, shower room, upper landing, two further bedrooms and four piece bathroom.

Gas central heating is installed with large double glazed windows throughout, fresh decor, good storage, flexible layout and pleasant outlooks.







## Room sizes and accommodation

Entrance vestibule 2.30m x 1.37m (7'6 x 4'6)

Reception hallway

Lounge/dining room 9.50m x 3.82m (31'3 x 12'6)

Bed/public rm 3.54m x 2.69m (11'7 x 8'10)

Breakfasting kitchen 3.12m x 3.18m (10'3 x 10'5)

Utility room 1.63m x 1.85m (5'4 x 6'1)

Shower room 1.60m x 1.10m (5'3 x 3'7)

Upper landing

Bedroom 1 3.48m x 3.53m (11'5 x 11'7)

Bedroom 2 4.37m x 4.46m (14'4 x 14'7)

Four piece bathroom 4.36m x 1.95m (14'4 x 6'5)

The mature garden features a host of flower beds, shrubs, cherry tree, lawn section, patio area and west facing aspect to rear. A garage and drive provide ample off street parking (accessed via Pitdinnie Place).



## 1 Pittodinnie Road, Cairneyhill

Cairneyhill is a popular village found only 4 miles due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, golf course, well reputed primary school and local shopping. Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Cairneyhill allows easy access to a fast network of roads leading both west and to Edinburgh itself.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)