



**Stevenson Marshall**  
Property & Law

86 Greycraigs  
Cairneyhill, KY12 8XW

Offers in the region of £80,000

# 86 Greycraigs, Cairneyhill

A modern main door ground floor flat with private garden and garage.

The property boasts a good internal layout which includes, entrance vestibule, lounge, kitchen, inner hallway, two bedrooms and bathroom.

Gas central heating is installed with double glazed windows and good storage throughout.

## Accommodation and room sizes

Entrance hallway

Lounge 4.62m x 3.61m (15'2 x 11'10)

Kitchen 3.11m x 2.43m (10'2 x 7'11)

Bedroom 1 3.02m x 3.67m (9'11 x 12'1)

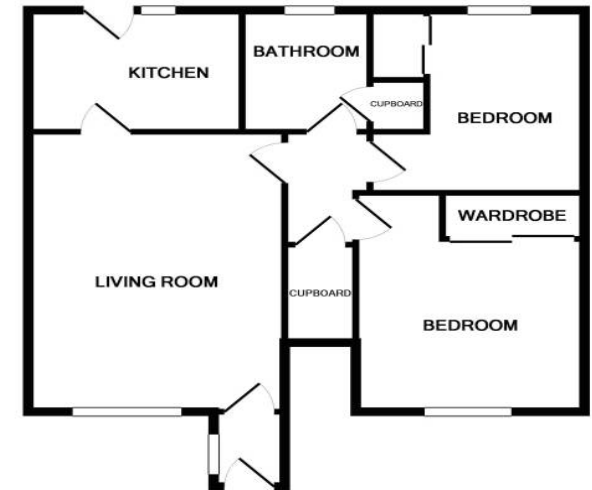
Bedroom 2 2.68m x 3.05m (8'10 x 9'11)

Bathroom 1.99m x 1.87m (6'6 x 6'2)

There are private pet friendly garden grounds to front and rear which enjoy a patio area, lawn section, shrubs, maximum privacy and timber garden shed. A private garage is located a few yards away, which provides ample parking and storage. There is also parking available to the front of the property.

Cairneyhill is a popular village found only 2 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

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