



7 The Willows
Cairneyhill, KY12 8FG

Offers over £215,000

A modern detached villa in quiet location with neat south facing gardens to rear.

There is a good internal layout which includes a reception hallway, bay windowed lounge, dining kitchen, utility room, WC/cloaks, upper landing, three bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows, good storage, partially floored loft (with power, light and pull down Ramsay ladder) and pleasant open outlooks to rear.

Entrance hallway

Lounge:- 5.05m x 3.36m

Dining kitchen:- 5.35m x 3.42m

Utility room:- 2.36m x 1.44m

WC/cloaks:- 1.91m x 1.23m

Upper landing

Bedroom 1:- 4.41m x 2.65m

En-suite:- 2.62m x 1.38m

Bedroom 2:- 3.40m x 3.03m

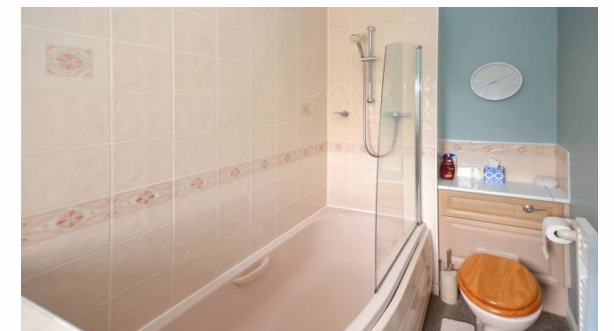
Bedroom 3:- 3.22m x 1.79m

Bathroom:- 3.22m x 1.79m

The property boasts mature garden grounds, which feature numerous mature trees, shrubs, flower beds, well manicured lawn, drying facilities, sunny patio, maximum privacy and a south facing aspect to rear. A driveway and garage to front provide ample off- street parking.

The Willows is a small cul-de-sac setting in Cairneyhill, 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 Glasgow. For commuters Cairneyhill allows easy access to a fast network of roads leading both west and to Edinburgh.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



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