



25 The Latch
Cairneyhill, KY12 8UX

Offers over £325,000

25 The Latch, Cairneyhill

Forming part of a small cul-de-sac setting, a beautifully presented detached bungalow with attractive mature garden and double garage to side (with study).

There is an excellent internal layout which includes a reception hallway, formal lounge, dining kitchen, open plan family area, utility room, WC/cloaks, four bedrooms, master en-suite and four piece family bathroom.

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





Room sizes and accommodation

Entrance hallway

Lounge

5.12m x 4.85m (16'9 x 15'11)

Dining kitchen

4.95m x 3.18m (16'3 x 10'5)

Family area

4.37m x 3.11m (14'4 x 10'2)

Utility room

1.95m x 1.24m (6'4 x 4'0)

WC/cloaks

2.19m x 0.97m (7'2 x 3'2)

Master bedroom

4.39m x 2.86m (14'5 x 9'5)

En-suite

1.81m x 1.60m (5'11 x 5'3)

Bedroom

2 4.13m 3.74m (13'7 x 12'4)

Bedroom 3

3.03m x 1.95m (9'11 X 6'6)

Bedroom 4

3.43m x 2.52m (11'3 X 8'3)

Bathroom

2.60m x 2.51m (5'3 X 8'3)

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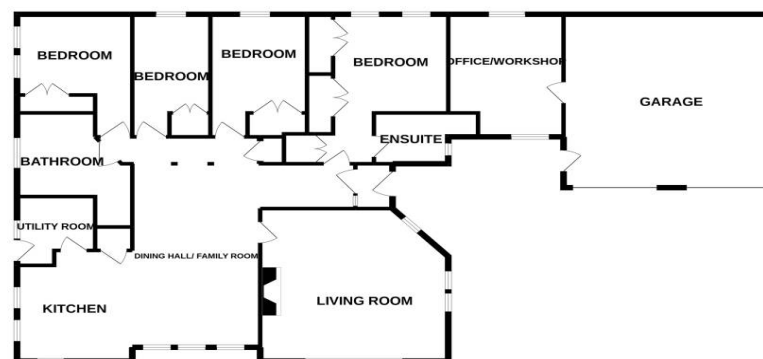
The most impressive mature garden ground features a host of flower beds, shrubs, generous lawn, patio area, drying facilities, maximum privacy and west facing aspect. The spacious monobloc driveway and detached double garage (with study) provide ample off street parking for several vehicles.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or condition can be given. Made with Metmapr 12/2012



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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