



Stevenson Marshall
Property & Law

14 Muirside Grove
Cairneyhill, KY12 8RB

Offers over £230,000

14 Muirside Grove, Cairneyhill

Rarely available, a bright and spacious detached bungalow set within stunning mature garden grounds, with stream water feature and uninterrupted views over neighbouring farmland.

Accommodation comprises:- entrance vestibule, reception hallway (with walk in store cupboard), lounge, dining room, kitchen, two double bedrooms and bathroom.

Gas central heating and modern double glazed windows are installed. The property features excellent storage, flexible layout, cavity wall insulation, security alarm, fresh décor throughout and attic conversion potential (subject to planning).





Room sizes and accommodation

Entrance vestibule

Reception hallway (with walk in store cupboard)

Lounge

5.84m x 5.40m (19'2 x 17'9)

Dining room

3.47m x 2.72m (11'6 x 8'11)

Kitchen

3.53m x 2.88m (11'7 x 9'5)

Bedroom 1

4.12m x 3.96m (13'6 x 13'0)

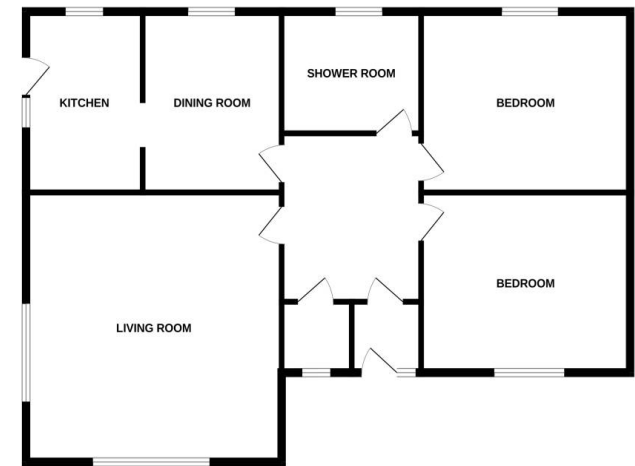
Bedroom 2

4.81m x 3.49m (15'9 x 11'5)

Bathroom

2.69m x 2.66m (8'10 x 8'8)

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, requirements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The intended system and appliances shown here are for illustrative purposes only and no guarantee is given as to their operation or efficiency can be given.
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The most impressive mature garden grounds feature a host of flower beds, vegetable patch, shrubs, trees (including mature apple tree), pergola, south facing aspect to rear, maximum privacy and a well manicured lawn. There is a charming stream water feature, pathways, stepping stones, patio area, sprinkler system, timber garden shed and drying facilities are provided. A private monoblock driveway and garage (with workshop) to front provide ample off street parking for several vehicles.

Muirside Grove is a small cul-de-sac setting, located on the outskirts of Cairneyhill. It lies only four miles due west of Dunfermline City Centre and offers an excellent reputation with purchasers of all age groups. There is a hotel and golf course close by, together with a well reputed primary school and local shopping, all within walking distance. Regular bus services operate connecting Cairneyhill with Dunfermline, Stirling and 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.



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 and 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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