



**Stevenson Marshall**  
Property & Law

49 Drummormie Road  
Cairneyhill, KY12 8RL

Offers over £118,000

## 49 Drummormie Road, Cairneyhill

Immaculate throughout., a modern main door ground floor flat with private gardens to front and rear.

The property boasts a flexible internal layout which includes, entrance vestibule, lounge, kitchen, inner hallway, two double bedrooms (with built in wardrobes) and bathroom.

Gas central heating is installed with large 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)

The property benefits from private garden grounds to front and rear, which feature a lawn section and paved areas for ease of maintenance. The useful garden shed is included in the sale price and there is a private garage to rear (2nd garage on left).

Cairneyhill is a popular village found only two 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.

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 team 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.