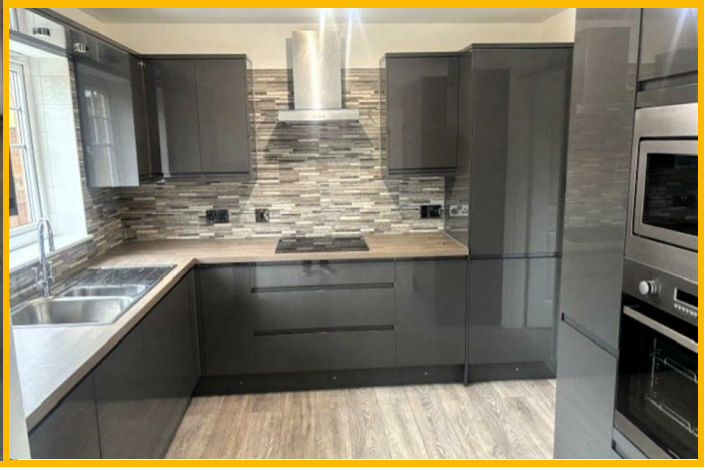








28 The Willows, Cairneyhill, Dunfermline, KY12 8FG
Offers Over £295,000

Fife Properties

Email: info@fifeproperties.co.uk
www.fifeproperties.co.uk

Fife Properties

Beautifully presented 3 bedroom detached property, set within the village of Cairneyhil, local schools amenities and transport links to Dunfermline are close bye , this property benefits from 3 bedrooms, open plan kitchen, dining area, & utility room, large lounge with patio doors leading to the rear garden , modern family bathroom, main bedroom has en suite shower room with built in mirror wardrobe's,, rear garden is low maitanance and theres a seperate single garage and drive way. GCH DG

Contact David Heuchan
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lounge 19'3" x 10'1" approx (5.89m x 3.08m approximately)
Large bright lounge with double glazed bay window to the front with patio door to rear, of the property givi ng access to the rear garden, tv points and cables for wall mounted tv, 2 radiators, new carpet.

kitchen 10'2" x 8'7" approx (3.12m x 2.62m approx)
Well appointed family kitchen with doubl;e glazed window to the rear of the property, wall and floor mounted storage units with wood effect worktops, stainless steel sink, following kitchen items are built in, fridge freezer, electric oven, hob, microwave, dishwasher and extractor hood. Under counter lights with kick plate lights.wood effect laminate flooring.

Dining area 11'11" x 8'5" approx (3.64m x 2.57m approx)
Dining area open plan with the kitchen, double glazed bay window to the rear of the property, 2 radiator, wood effect laminate

Utility room
Utility room with stainless steel sink, wall & floor storage units with granite effect work top, cupboard housing the Worcester gas boiler, washing machine, radiator, tile effect laminate flooring.

Entrance hall
Entrance to the property via sold wood door with opaque glass panels, leading into a hall, giving access to the ground floor living area are stairwell.

w c
Just off the livibng room and within the hall we have a cloakroom with wc, washing basin , mirror,. raditor, laminate flooring

Stairs & hallway
Stairs leading to the upper level giving access to all bedrooms and family bathroom, large storage cupboard, radiator, new cqarpets on stairs and upper hall.

Bathroom 5'6" x 6'1" approx (1.68m x 1.86m approx)
Modern family bathroom with double glazed opaqu window to the front, white 3pc suite, incorporating, bath, wc, basin with vanity unit has storage cupboard and drawers. , mains fed shower with glass panel, the walls have splash back waterproof panels, towel radiator,tile effect laminate flooring.

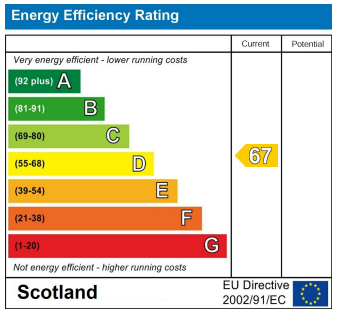
Bedroom 1 12'1" x 9'8" approx (3.69m x 2.97m approx)
Bedroom 1 with double glazed window to the rear, built in mirror wardrobes with hanging rails, door leading to the en suite showewr room, radiator, new carpets.

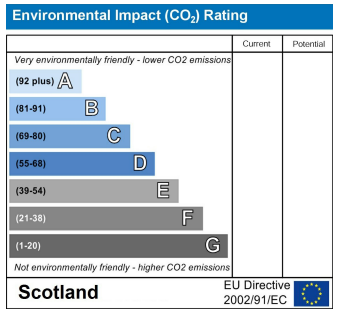
en suite
En suite shopwer room with double glazed opaqu window to the side of the property, wall have waterproof splash panels with mains fed shower and glass door, wc, vanity unit with basin and storage cupboard, towel radiator, tile effect flooring.

Bedroom 2 10'11" x 7'10" approx (3.35m x 2.39m approx)
Another double bedroom with double glazed window to the rear, radiator and new carpet.

Bedroomn 3 8'2" x 7'10" approx (2.49m x 2.39m approx)
The 3rd bedroom is a single bedroom with storage cupbaord, double glazed window to thr front, radiator and new carpet.

Front and Rear gardens and garage
The propery has a large rear garden mostly laid with stone slabs and surrounded with 6ft fence, the garage, which is separate from the propery has fold over door at the front, wooden glazed door at the side of the garage with electricity.
Front garden mostly laid to lawn with stone slabbed path to the front door.





Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.