



Malcolm Jack
& Matheson

28 ROSE GARDENS
CAIRNEYHILL KY12 8QS



OFFERS OVER
£225,000

HIGHLY DESIRABLE 3 BED SEMI
DETACHED FAMILY HOME IN
SOUGHT-AFTER QUIET ESTATE WITH
SOUTH-FACING GARDEN, DOUBLE
DRIVEWAY AND SINGLE GARAGE

HALL
LOUNGE/DINER
KITCHEN
DOWNSTAIRS WC
3 DOUBLE BEDROOMS. MASTER WITH
EN-SUITE SHOWER ROOM.
FAMILY BATHROOM
FRONT AND REAR GARDENS
DOUBLE DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC RATING C



SITUATION

Cairneyhill is a small village in west Fife some three miles west of Dunfermline. A popular location for commuters to Edinburgh, Glasgow, Stirling or Kirkcaldy. The village is located north and west of the A985, a major trunk road that provides fast travel by car or bus to the Kincardine Bridge, the M90 Motorway and the Forth Bridge crossings. The village hosts several local businesses and amenities including shops, golf course and school.

PROPERTY

28 Rose Gardens is a highly desirable and spacious modern three bed semi detached family home set within a sought-after quiet residential estate in Cairneyhill.

The property has been well maintained by the owner providing move in condition throughout. The accommodation benefits from a lounge diner perfect for entertaining, excellent storage facilities including an integrated single garage. The property also benefits from gas central heating and double glazing throughout.

The property has an attractive easy to maintain garden to the front and a south facing rear garden. There is a double driveway and an integral single garage with power and light.

ACCOMMODATION

HALL 5.94m x 1.79m (19'6" x 5'10")

Bright hallway with carpeted staircase to upper level. Window to front. Under the stair storage cupboard. Radiator. Carpet.

LOUNGE/DINER 7.78m x 3.66m (25'6" x 12")

Bright and spacious lounge with window to front. Ample space for furniture. French doors out to the rear garden. Two radiators. Tv point. Telephone point. Fireplace housing electric fire. Carpet.



KITCHEN 3.39m x 2.79m (11'1" x 9'2")

Fully fitted kitchen with space for table and chairs. Integrated electric oven, hob, cooker hood, sink and drainer. Free standing washing machine and fridge/freezer are included in the sale. Built in storage cupboard with shelving. Window to rear. Door to garden.

WC

Modern white two-piece suite. Extractor fan. Radiator. Tiled effect laminate flooring.

LANDING 2.51m x 1.83m (8'3" x 6')

Spacious landing. Built in airing cupboard. Built in storage cupboard. Access to attic. Carpet.

BEDROOM ONE 3.68m x 3.53m (12'1" x 11'7")

Bright and spacious double bedroom with two built-in double mirrored wardrobes. Window to front. Radiator. Carpet. Door to ensuite shower room.

ENSUITE SHOWER ROOM 1.98m x 1.52m (6'6" x 5')

Modern white three-piece suite comprising walk in shower with mixer shower; built in vanity unit with integrated wash hand basin and WC. Opaque window to rear. Laminate wood effect flooring.

BEDROOM TWO 3.45m x 3.44m (11'4" x 11'3")

Spacious double bedroom with built in double mirrored wardrobe. Window to front. Radiator. Carpet.

BEDROOM THREE 3.77m x 2.60m (12'4" x 8'6")

Spacious double bedroom with window to front. Built in storage cupboard. Radiator. Carpet.

BATHROOM 2.70m x 2.00m (8'10" x 6'7")

White three-piece suite comprising bath, built in vanity unit with integrated wash hand basin and WC. Opaque window to rear. Radiator. Carpet.

GARDENS AND GROUNDS

The property boasts an attractive, well-maintained, spacious south facing rear garden ideal for entertaining in the summer months. There are stone chips and slabs ideal for garden furniture and a brand-new summer house. There is also an area for storing bins and a path along the side of the property.

There is a garden at the front which is laid mainly with stone chips. There is a double driveway and an integrated single garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine and fridge freezer are included in the sale.

VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller. As this is an executry sale we have been unable to verify certain information. None of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

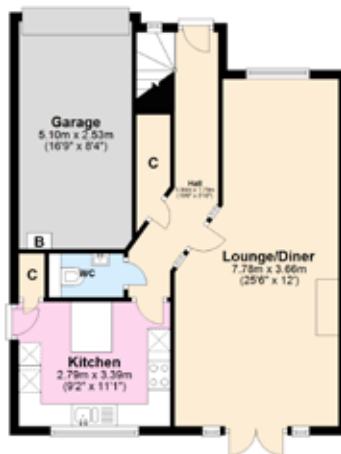
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



We warrant every attempt has been made to ensure the accuracy of this Reception, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

rightmove

espc