



Stevenson Marshall
Property & Law

25 Copper Beech Wynd
Cairneyhill, KY12 8UP

Offers in the region of £220,000

25 Copper Beech Wynd, Cairneyhill

A well proportioned modern detached bungalow in peaceful setting with generous mature garden.

There is a good internal layout which includes a reception hallway, lounge, dining room, kitchen, three bedrooms, master en-suite and family bathroom.

Gas central heating is installed with double glazed windows, fresh decor, excellent storage and a flexible internal layout.





Room sizes and accommodation

Entrance hallway

Lounge

5.09m x 4.29m (16'8 x 14'1)

Dining room

3.41m x 2.89m (11'2 x 9'6)

Kitchen

3.05m x 2.96m (10'0 x 9'9)

Bedroom 1

4.34m x 3.43m (14'3 x 11'3)

En suite

2.07m x 1.38m (6'10 x 4'7)

Bedroom 2

4.09m x 2.77m (13'5 x 9'1)

Bedroom 3

3.98m x 1.72m (13'1 x 5'8)

Bathroom

2.24m x 2.15m (7'5 x 7'1)

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The mature south facing garden enjoys maximum privacy, patio area, lawn, drying facilities, shrubs and trees. The timber garden shed is included in the sale price. A driveway and garage to side offer ample off street parking for several vehicles.

Cairneyhill is a popular village found only 2 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 or ESPC during weekends on 01383 605000.



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 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.

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