



Stevenson Marshall
Property & Law

18 Westhall Crescent
Cairneyhill, KY12 8FQ

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18 Westhall Crescent, Cairneyhill

A well proportioned detached villa in quiet cul de sac setting with superb open outlooks to rear.

Accommodation comprises:- entrance hallway, lounge, breakfasting kitchen/family room, utility room, WC/cloaks, downstairs bedroom/study, upper landing, four bedrooms, master en-suite and bathroom.

Gas central heating is installed with double glazed windows and excellent storage throughout.





Room sizes and accommodation

Entrance hallway

Lounge

4.80m x 3.80m (15'7 x 12'4)

Kitchen/family room

7.18m x 3.89m (23'5 x 12'7)

Utility room

2.14m x 1.64m (7'0 x 5'3)

WC/cloaks

1.84m x 1.63m (6'0 x 5'3)

Downstairs bedroom/study

2.91m x 2.14m (9'5 x 7'0)

Upper landing

Bedroom 1

4.31m x 3.79m (14'1 x 12'4)

En-suite

2.40m x 1.46m (7'8 x 4'7)

Bedroom 2

2.78m x 2.69m (9'1 x 8'0)

Bedroom 3

3.98m x 2.79m (13'0 x 9'1)

Bedroom 4

3.13m x 3.08m (10'2 x 10'1)

Bathroom

3.26m x 2.23m (10'6 x 7'3)

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The impressive gardens enjoy a generous lawn, drying facilities, decked area, mature shrubs, peaceful setting, maximum privacy and a west facing aspect to rear. Worth highlighting are the open outlooks over attractive local green space and small park. A driveway and integral garage provide ample off street parking for several vehicles.

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 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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