

33 Brandy Riggs

CAIRNEYHILL, DUNFERMLINE, FIFE, KY12 8UU



*Delightful and spacious three-bedroom family villa
situated within a quiet residential setting*



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33 Brandyriggs is a delightful and spacious three-bedroom family villa situated within a quiet residential area of Cairneyhill, which is both a desirable and popular area. The property has been well maintained by the current owners and has potential for further development such as an extension subject to planning, perfect for a family to make their own mark.

THE LOUNGE & DINING AREA



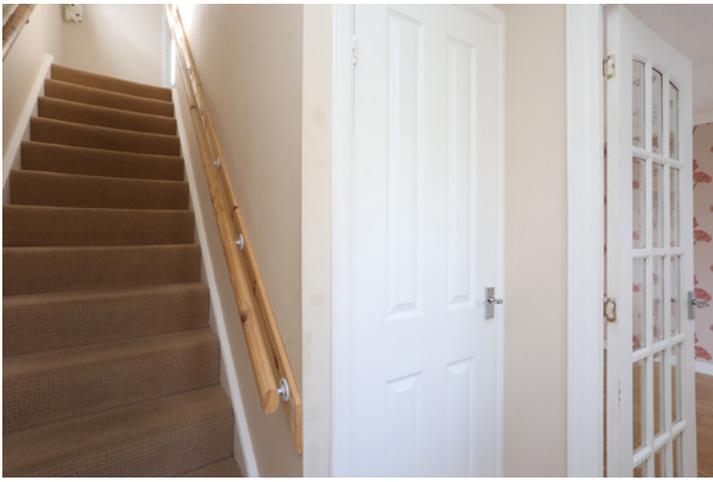
The entrance leads into an inner hall which has doors leading to the lounge, kitchen and a walk-in cupboard under the stairs.. The spacious lounge/dining room has a front-facing window with views over the front and a rear window with views over the secluded rear gardens.

THE KITCHEN



The kitchen is a good size and features a range of fitted and finished floor and wall-mounted units with free-standing appliances and access to the rear gardens.





To the upper level, there are three good-sized bedrooms, and the family bathroom with shower completes the internal accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

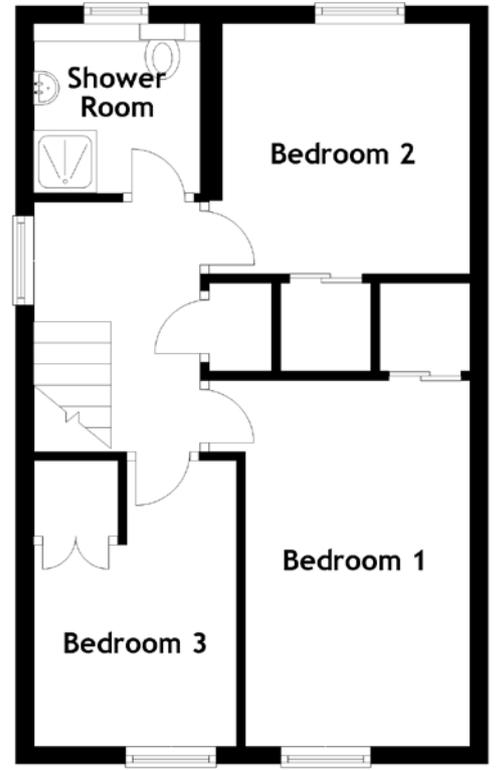
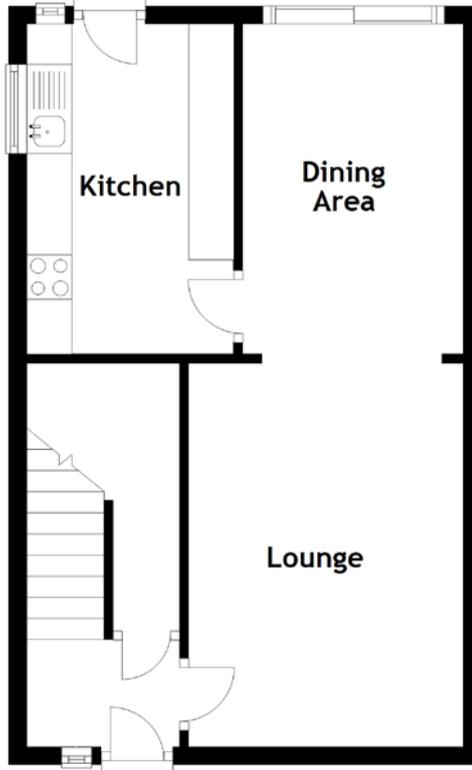
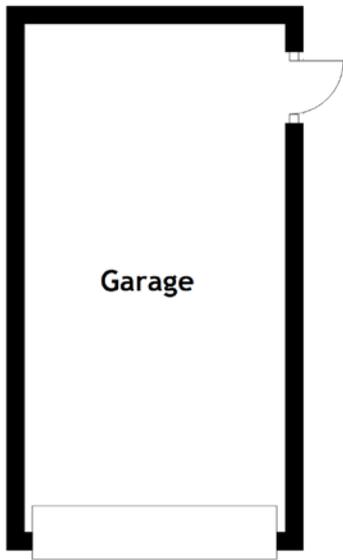


A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

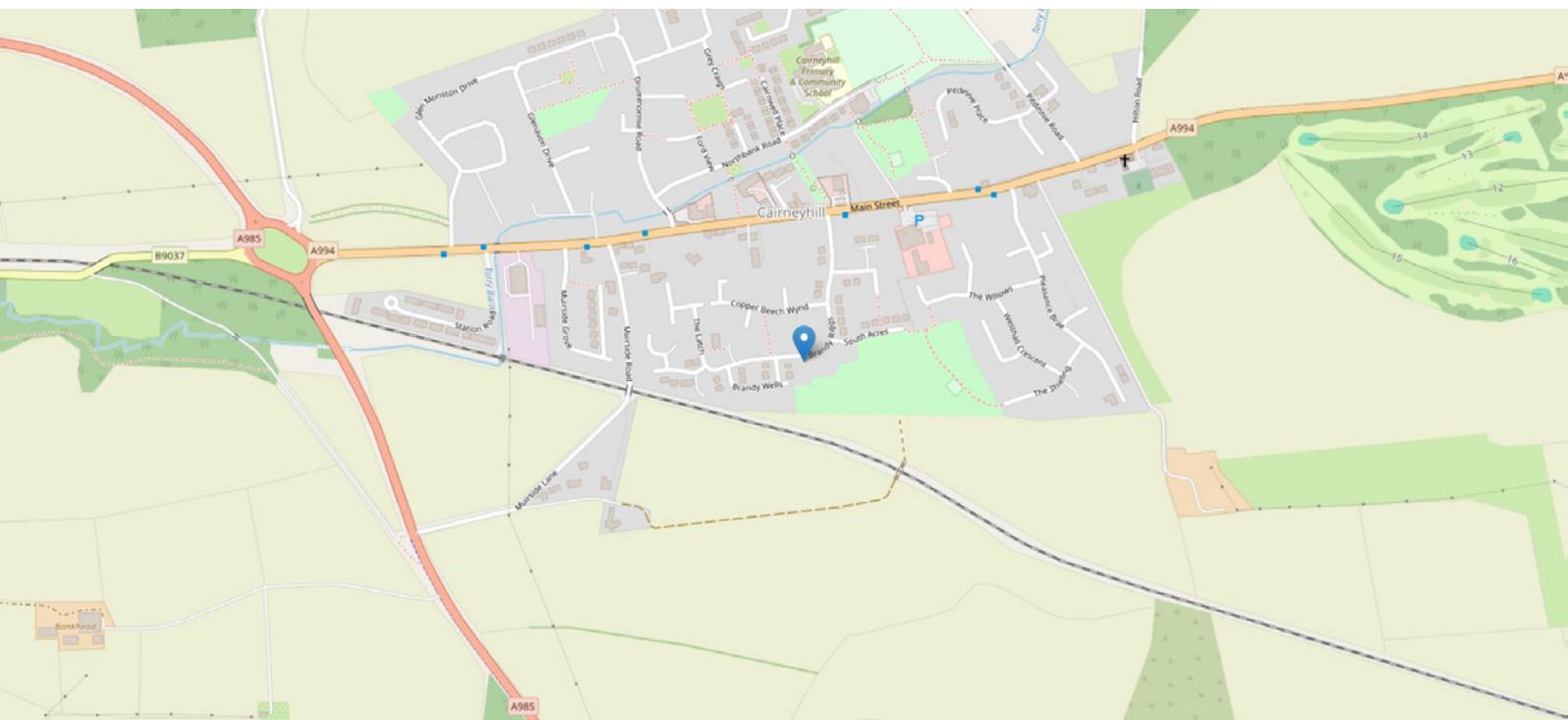
Lounge	4.30m (14'1") x 3.05m (10')
Dining Area	3.70m (12'2") x 2.45m (8')
Kitchen	3.70m (12'2") x 2.30m (7'7")
Shower Room	1.90m (6'3") x 1.75m (5'9")
Bedroom 1	4.10m (13'5") x 2.90m (9'6")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")

Bedroom 3
Garage

3.20m (10'6") x 2.25m (7'5")
5.70m (18'8") x 2.90m (9'6")

Gross internal floor area (m²): 74m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

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 northwest 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 Road Bridge crossings.

The village hosts a number of local businesses and amenities including shops, a golf course and a school. Park and Ride and train stations are found in nearby Dunfermline.



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