ABBEY FORTH

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27 THE LATCH, CAIRNEYHILL, DUNFERMLINE

OFFERS OVER £389,000

SUBSTANTIAL 4 BEDROOM DETACHED BUNGALOW IN QUIET CUL-DE-SAC LOCATION.
This impressive bungalow (Approx. 220 sqm) comprises;
Porch, Hall, Lounge, Dining Rm, Kitchen/Diner, Large Conservatory, 4 Double Bedrooms (Mstr Ensuite), Bathroom, Utility. Double Garage. DG/GCH. Parking. Gardens. C Tax Band G.

SUBSTANTIAL 4-BEDROOM DETACHED BUNGALOW IN EXCLUSIVE CUL-DE-SAC SETTING.
Wonderful Family Home | Flexible Accommodation | Prime Village Location

Abbey Forth Property is proud to present this well-appointed 4-bedroom bungalow, set within a quiet, family-friendly cul-de-sac in the heart of Cairneyhill village. This exceptional home has been lovingly maintained by one family for almost 40 years and offers spacious flexible accommodation. Located just 10 minutes from Dunfermline and with excellent commuter links to Edinburgh, the Forth and Kincardine Bridges, this property provides the best of both worlds—tranquil village life with easy access to city amenities.

Property at a Glance
• Detached Bungalow
• 4 Spacious Double Bedrooms | 3 Reception Rooms | 2 Bathrooms
• Fitted Kitchen with a mix of free-standing and Integrated Appliances. Breakfast bar.
• Double Garage & Driveway Parking
• Private Gardens to Front & Rear
• Quiet Cul-de-Sac in Sought-After Village

Inside the Home
Step into a welcoming entrance porch with storage and onto a spacious hallway via internal glazed door. The bright and spacious formal lounge leads to dining room and onto conservatory. The dining room is ideal for family dining and can easily accommodate dining for eight. Doors lead to the generously proportioned conservatory which is perfect for entertaining or enjoying the tranquillity of the garden. The fitted kitchen is well-appointed and boasts space for dining and leads onto the Utility Room. There are four good-sized double bedrooms with storage, and the master bedroom boasts and En-suite shower room. The 4-piece family bathroom with double shower cubicle and jacuzzi bath, completes the accommodation.
The double garage has light and power and can be accessed from the Utility room.

Outside Space
Set on a generous plot, the property offers well-maintained grounds with:
• A private rear garden – complete with lawn, patio area and drying space.
• Front Garden and driveway
• Double Garage with power & lighting

Key Features
• Gas Central Heating (NEW Boiler) | Double Glazing.
• Good Storage Space
• Off-Street Parking
• Council Tax Band: G
• Home Report Valuation: £390,000

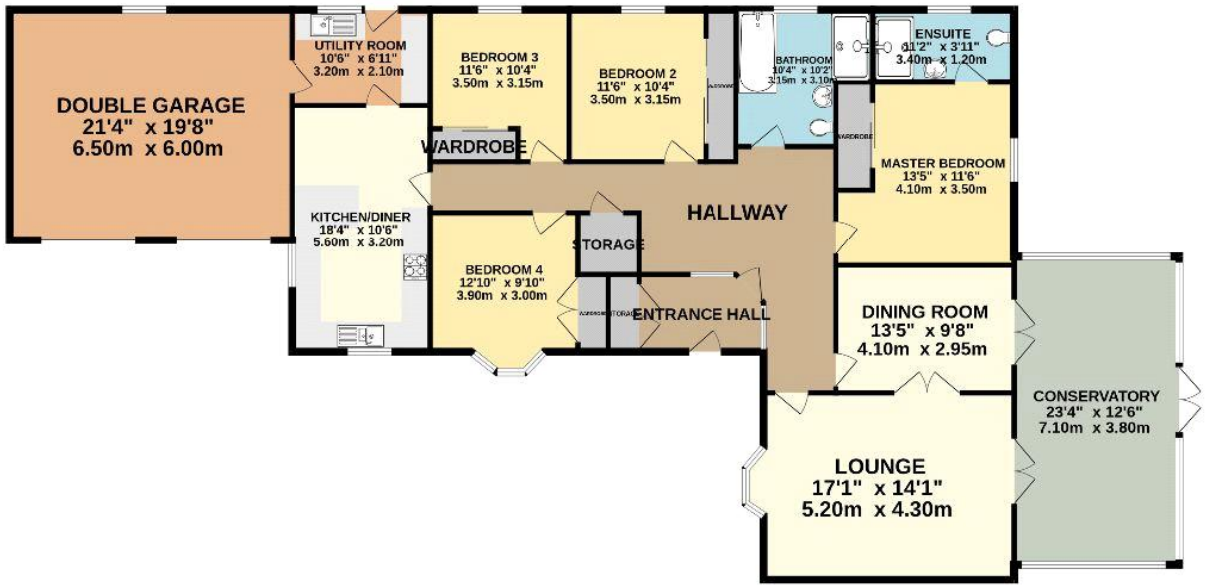
Location – Cairneyhill, Fife
This charming village offers a strong sense of community and a wealth of local amenities within walking distance, including:
• Shops & Post Office
• Hotel & Restaurant
• Fairlie’s Garden Centre Café
• Service Station & Local Park
• Highly Rated Cairneyhill Primary School
Golf lovers will enjoy proximity to Forrester Park Resort and Pitfirrane Golf Club, while Dunfermline—offering secondary schooling, retail, leisure, and transport hubs—is just a 10-minute drive away.
Commuting Times (Approx.)
• Edinburgh (City Centre): 40 mins by car | 30 mins by train (from Dunfermline)
• Edinburgh Airport: 30 mins by car
• Glasgow: 40 mins by car | 50 mins by direct bus
• Dunfermline City Centre: 10 mins by car

Viewing
By Appointment Only
Contact Abbey Forth Property – Sales Team
Early viewing is highly recommended to fully appreciate the quality, space, and setting of this exceptional home.

Council Tax Band: G (Fife Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Front Garden, Rear Garden

- Attic
- Conservatory
- Double Glazing
- Drive
- Ensuite Shower
- Fireplace
- Fitted Bathroom
- Fitted Kitchen
- Garage
- Garden
- No Onward Chain

GROUND FLOOR
2415 sq.ft. (224.4 sq.m.) approx.

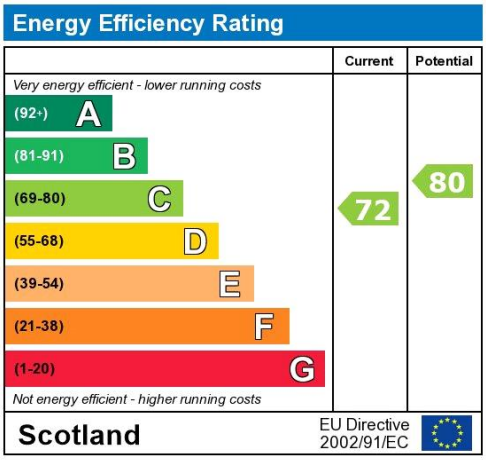


4 BED DETACHED BUNGALOW

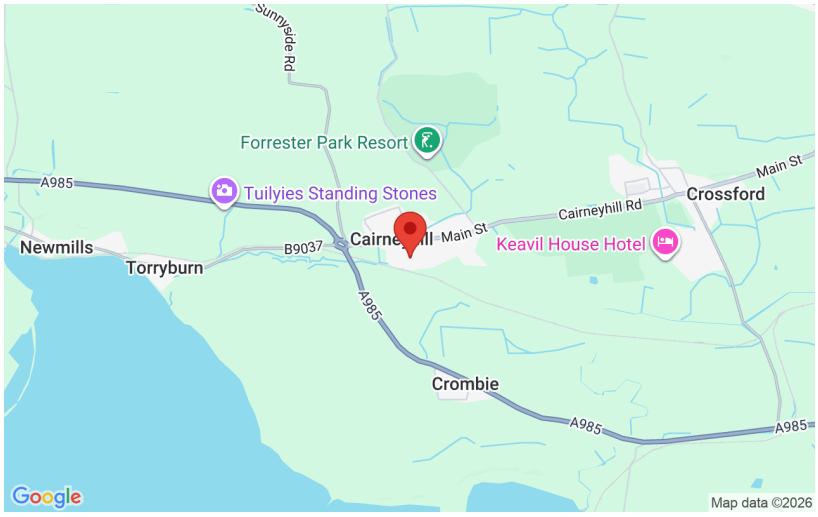
TOTAL FLOOR AREA : 2415 sq.ft. (224.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







































