

ORCHARD BRAE, 1B MAIN STREET, CAIRNEYHILL KY12 8QT

HARPER & STONE
ESTATE & LETTING AGENTS





ORCHARD BRAE, 1B MAIN STREET

CAIRNEYHILL, KY12 8QT

PROPERTY FEATURES

- Impressive 5 bedroom detached family home situated in the village of Cairneyhill
- Completed in 2019 and finished to a high specification
- Approximately 282 square meters of flexible accommodation
- Spacious lounge with dual aspect windows
- Fantastic open plan kitchen/dining room and separate utility room
- Feature sunroom with vaulted ceiling
- Spectacular principal suite featuring walk in wardrobe and Juliette balcony with countryside views
- Presented to the market chain free
- Early viewing highly advised

Harper & Stone are delighted to present to the market Orchard Brae, an impressive five bedroom detached family home occupying an elevated position on the edge of the sought after village of Cairneyhill. Enjoying breathtaking panoramic views across the surrounding countryside, this substantial home offers generous and versatile accommodation, perfectly suited to modern family living.

The Accommodation is Presented as Below:

Ground Floor: Vestibule, Hall, Lounge, Kitchen/Dining Room, Family/Sunroom, Study/Bedroom 5, Utility Room and Shower Room.
First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Bedroom 2 with Ensuite Shower Room, two further Bedrooms and Bathroom.

Entrance to the property is through a vestibule, opening into an elegant and welcoming reception hallway finished with beautiful engineered oak flooring, setting the tone for the quality found throughout the home. From here, the accommodation flows effortlessly, while a generously proportioned understairs cupboard provides practical storage.

To the front of the property is a bright and spacious lounge, with dual aspect windows allowing natural light to flood the room throughout the day. Adjacent to the lounge is Bedroom Five, a versatile space that would make an ideal home office, snug, playroom or occasional guest bedroom, offering flexibility to suit a variety of needs.

The stylish shower room features a large double shower, WC, and wash hand basin set within a vanity unit providing practical storage. Finished with contemporary porcelain wall tiles and complementary vinyl flooring, the room offers a modern and high quality finish.

Continuing through to the rear of the property, you are welcomed into the impressive kitchen/dining room, a stylish and contemporary space perfectly designed for modern family living and entertaining. The kitchen features an excellent range of wall and base units, complemented by a substantial central island with breakfast bar seating, creating an ideal spot for casual dining and socialising. Integrated appliances include a range style cooker, cooker hood and microwave, while the freestanding American style fridge freezer is also included in the sale. The island incorporates a double sink with drainer, integrated dishwasher and convenient pull out bin storage, enhancing both the practicality and functionality of this superb space.







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The dining area comfortably accommodates a large table, making it ideal for family meals and entertaining. French doors open directly onto the south facing garden, creating a seamless connection between the indoor and outdoor spaces and filling the room with natural light. The dining space flows seamlessly into the stunning sunroom, a wonderfully bright and airy area enhanced by its high ceiling and expansive glazing.

Windows to both sides flood the room with natural light, while French doors open onto the south facing garden and the other side overlooks the internal courtyard. Completing the ground floor accommodation is a spacious utility room, offering excellent additional storage and practicality. The room features two appliance spaces, a stainless steel sink, and a generous range of cabinets, while also housing the boiler.

Heading upstairs, the impressive principal suite enjoys a Juliet balcony offering stunning south facing views across the surrounding countryside, providing the perfect spot to relax and take in the scenery. A generous walk in wardrobe offers excellent storage, while the stylish ensuite bathroom is fitted with a separate bath and shower cubicle, WC, heated towel rail, and a wash hand basin set within a vanity unit. Finished with contemporary porcelain tiling and illuminated by a Velux window, this luxurious space combines practicality with comfort.

Bedroom two features an ensuite shower room, also finished with porcelain tiles and a generous built in wardrobe. Bedrooms three and four are well proportioned with bedroom three benefitting from built in storage.

Completing the accommodation is the well appointed family bathroom, featuring a separate shower cubicle, bath, WC, heated towel rail, and a wash hand basin set within a vanity unit providing useful storage. Contemporary porcelain tiling and a Velux window enhance the space, creating a bright and stylish finish.

Externally, the property enjoys a peaceful position at the end of a private lane and benefits

from a driveway providing parking for two vehicles, along with a double garage equipped with light and power. The garage features up-and-over doors which can easily be converted to electric operation if desired.

To the rear, the south facing garden provides a wonderful outdoor space to relax and enjoy the sunshine. Predominantly laid to lawn, it is bordered by a traditional stone wall to one side and timber fencing to the others, creating a sense of privacy. A gravel patio accessed directly from the kitchen and sunroom offers an ideal setting for outdoor dining and entertaining, while a further gravelled courtyard patio, accessed from the hallway, provides an additional sheltered seating area, adding flexibility to the outdoor living space.

This exceptional family home combines generous living space, high quality finishes and a wonderful setting to create a truly special place to call home. With its flexible accommodation, impressive kitchen and entertaining spaces, stunning principal suite and beautifully maintained south facing garden, this is a property perfectly suited to modern family living. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: [///cotton.crumb.sonic](http://cotton.crumb.sonic)

Council Tax Band G
EER Band C
Water: Mains
Sewage: Biotank - shared with the property next door

Heating: Gas Mains

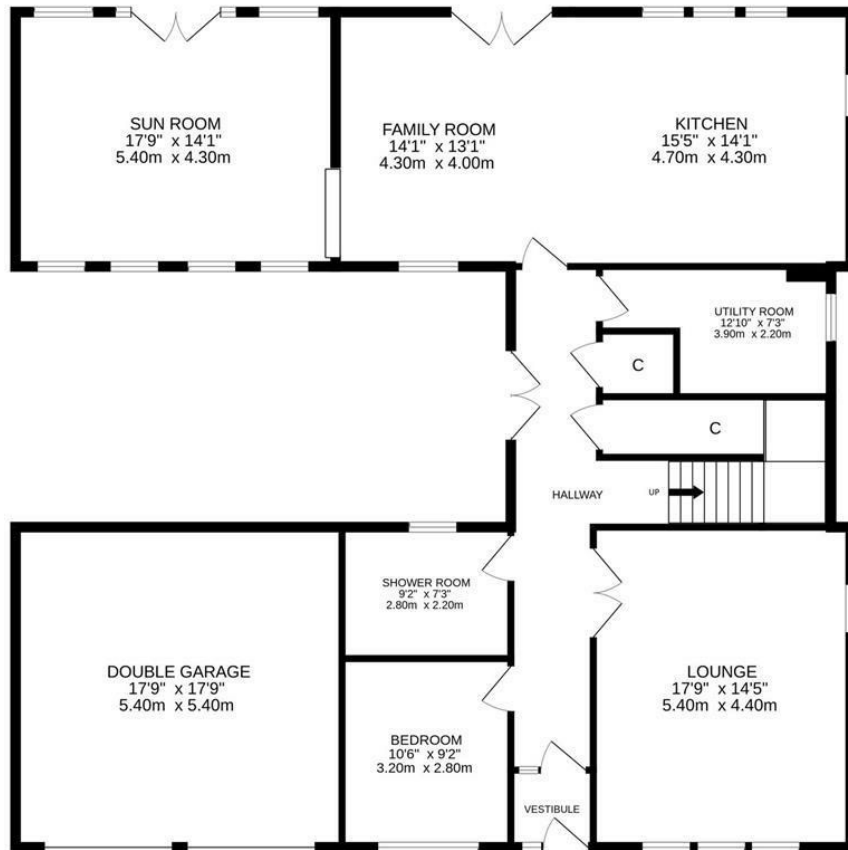
Cairneyhill is a popular village situated just west of Dunfermline in Fife, combining a welcoming community with the convenience of excellent transport links including the Citylink bus to Glasgow. This 'Gold Award' winning village offers a good range of local amenities, including a well-regarded primary school, shops, a post office, and traditional pubs, making it ideal for families. For a wider selection of shopping, leisure, and cultural attractions, Dunfermline is only a short drive away, with supermarkets, restaurants, parks, and the historic Abbey. Cairneyhill also enjoys a semi-rural setting, surrounded by scenic countryside and close to the River Forth, providing plenty of opportunities for walking, cycling, and outdoor activities. With regular bus services, nearby rail connections, and easy access to the M90 motorway, it is a highly convenient location for commuters travelling to Edinburgh, Glasgow, or Perth while still retaining the charm of village life.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

