



Morgans

PROPERTY

28 Dovecot Avenue, Cairneyhill, KY12 8BU

Offers Over £320,000

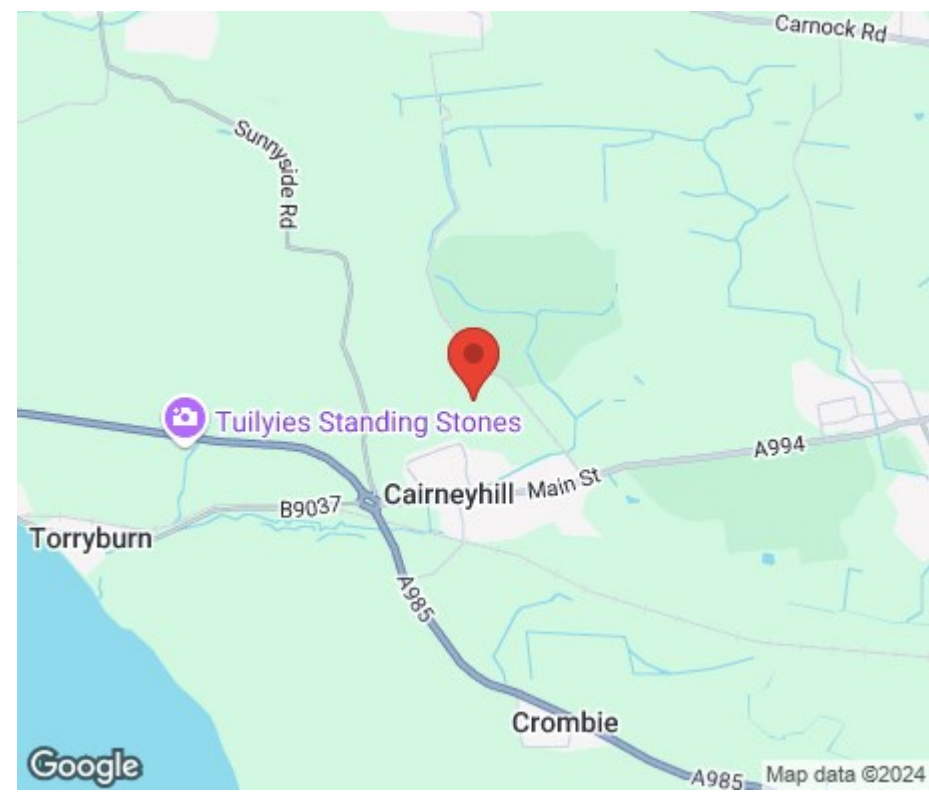






We are delighted to be marketing this stylish and modern detached family villa by Avant Homes which is being offered in immaculate move in condition with early entry available. The gardens and grounds are well maintained with south facing aspect to the rear, fully enclosed with feature decking providing a child and pet safe environment. The accommodation has quality fixtures and fittings throughout and briefly comprises reception hall with integral door to garage, w.c facilities, lounge, dining kitchen with appliances, central island with additional storage and breakfast bar together with feature bi-fold doors to grounds. On the upper level there are four bedrooms with stylish en-suite and family bathroom. Good storage and access to attic. The double monobloc driveway leads to single garage with power, light and an insulated electric garage door. The property is double glazed with gas central heating.





LOCATION

Dovecot Avenue forms part of a small executive development by Avant Homes which has become very desirable over the last few years. Cairneyhill is a sought after West Fife village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which includes local shops, post office, petrol station, hotel, garden centre, petrol station, nursery/primary school, community centre and church together with Forrester Park Golf/Restaurant and Country Club. There is also quick easy access to the M90/M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There is a regular bus service providing easy access to the nearby city of Dunfermline where a wider range of facilities can be found.

EXTRAS INC. IN SALE/AGENTS NOTE

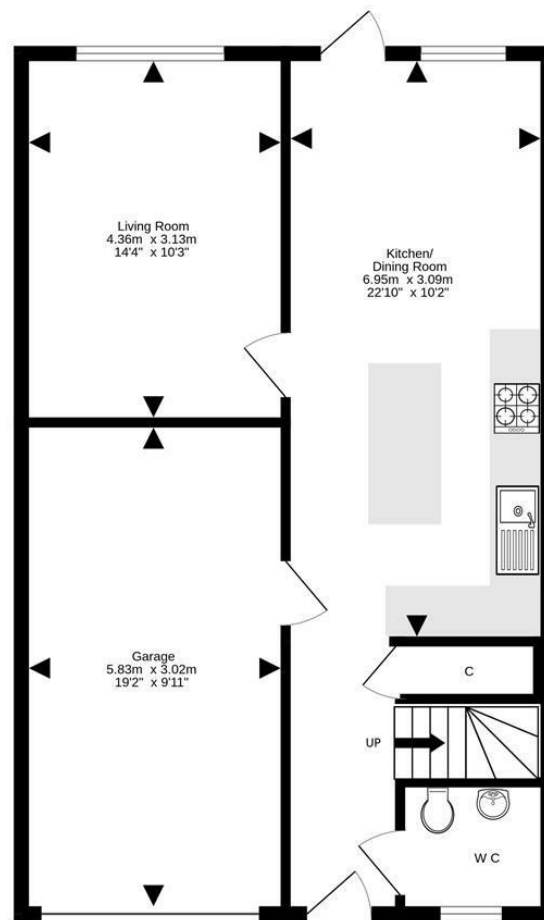
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

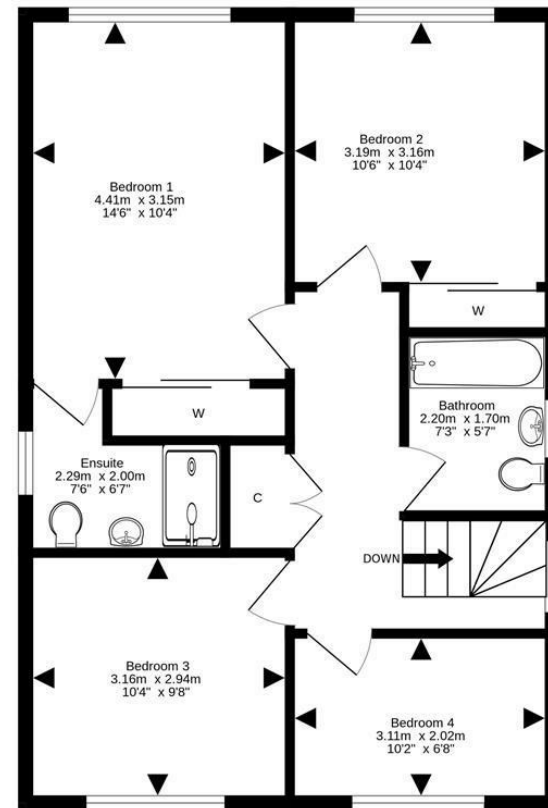








Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.