



**Morgans**

PROPERTY

15 Pitdinnie Avenue, Cairneyhill, KY12 8BP

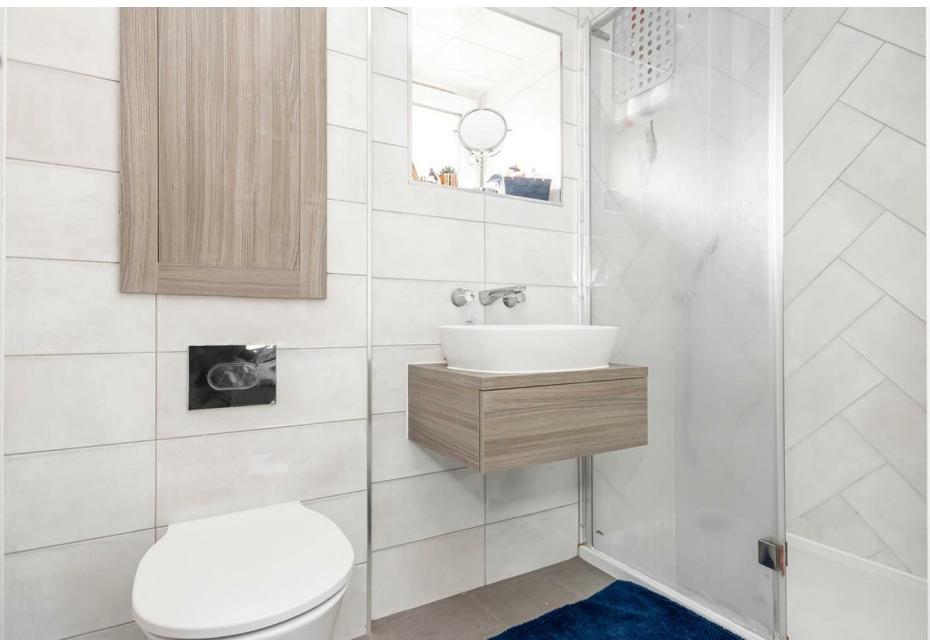
Offers Over £280,000







Stylish detached executive villa by Avant Homes benefiting from quality fixtures and fittings and high specification appliances. Low maintenance gardens with southerly aspect which are fully enclosed providing a child and pet safe environment with views over the village and beyond. The driveway leads to integrated single garage. The accommodation briefly comprises entrance hallway, w.c facilities, utility cupboard/storage, open plan fitted dining kitchen and family room with bi-fold doors onto the garden and formal lounge. On the upper level there are three double bedrooms with master en-suite and family bathroom with shower. Access to attic and storage. The property is double glazed with gas central heating.





## LOCATION

The property is situated within Cairneyhill, which is a sought after 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, car garages, nursery/ primary school, community centre and church together with Forrester Park Golf 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.

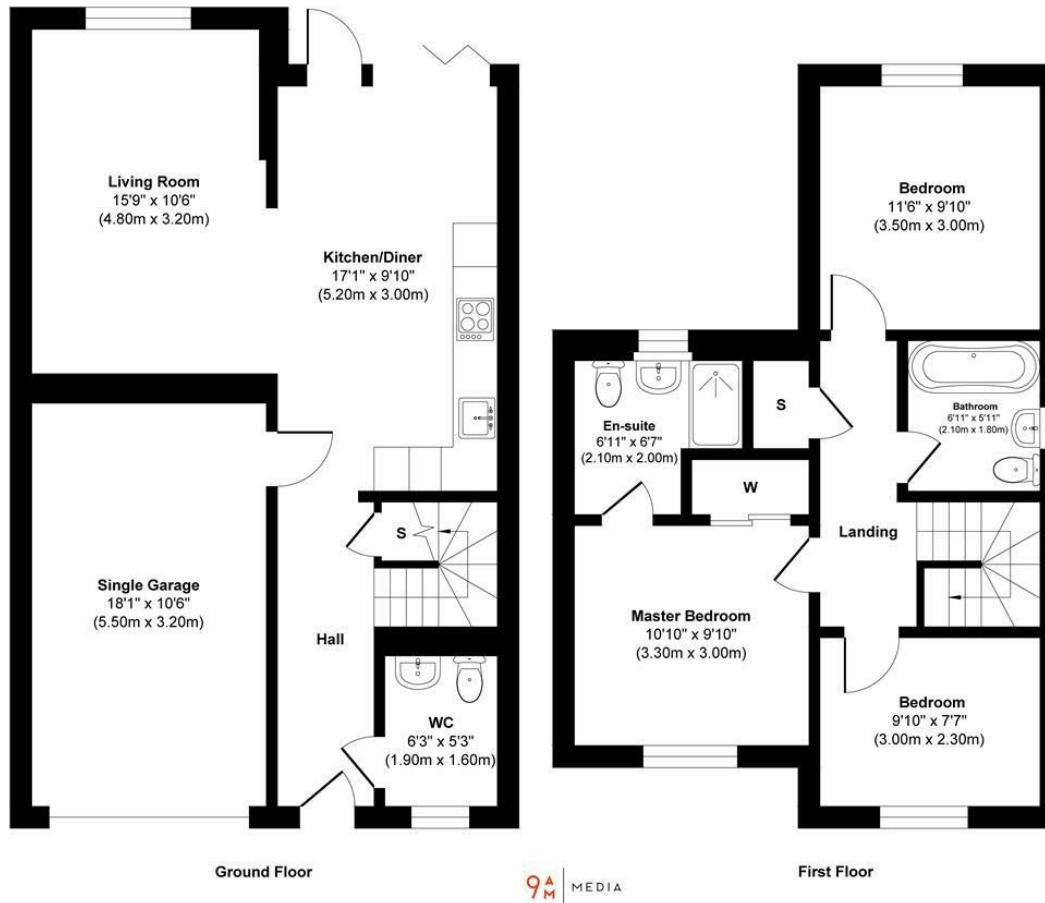
## EXTRAS INC. IN SALE / AGENTS NOTE

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.







This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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