



**Stevenson Marshall**  
Property & Law

25 Glenavon Drive  
Cairneyhill, KY12 8XQ

Offers around £118,000

## 25 Glenavon Drive, Cairneyhill

A modern main door ground floor flat with private gardens and garage.

The property boasts a good internal layout which includes, entrance vestibule, lounge, kitchen, conservatory, inner hallway, two double bedrooms and bathroom.

Gas central heating is installed with double glazed windows and good storage throughout.

Accommodation and room sizes

Entrance hallway

Lounge:- 4.62m x 3.61m (15'2 x 11'10)

Kitchen:- 3.11m x 2.43m (10'2 x 7'11)

Conservatory:- 3.14m x 2.98m (10'4 x 9'9)

Bedroom 1:- 3.02m x 3.67m (9'11 x 12'1)

Bedroom 2:- 2.68m x 3.05m (8'10 x 9'11)

Bathroom:- 1.99m x 1.87m (6'6 x 6'2)

There is an excellent child/pet friendly enclosed rear garden, together with mature garden to side and private small garden to front. A garage (numbered 12) is located a few yards away. Worth highlighting is the large green space to the front, which offers a peaceful setting, pleasant outlooks and many mature trees.

Cairneyhill is a popular village found only two miles due west of Dunfermline City Centre. It has an excellent reputation with purchasers of all age groups and offers hotels, golf course, well reputed primary school and local shopping. Regular bus services operate connecting with Dunfermline, Stirling and even Glasgow. For commuters Cairneyhill allows easy access to a fast network of roads.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.