



4 Pitdinne Avenue
Cairneyhill, KY12 8BP

Offers over £295,000

4 Pittdinnie Avenue, Cairneyhill

A most impressive detached villa (Avant Homes Show Home 2019) with beautifully presented accommodation throughout and pleasant open aspect overlooking neighbouring farmland.

The property boasts a flexible internal layout which includes a spacious reception area, breakfasting kitchen/family room (with feature sitting area and bi-fold doors), lounge, large WC/cloaks, upper landing, four good sized bedrooms, master en-suite and family bathroom.

Gas central heating is installed (due controls) with double glazed windows, tasteful décor, high specification fixtures and finishing, contemporary glossed flooring, luxury carpets, feature lighting and good storage throughout.





Room sizes and accommodation

Kitchen/open plan family room

6.55m x 3.39m

Lounge

4.46m x 3.43m

WC/cloaks

2.60m x 1.73m

Upper landing

Bedroom 1

4.27m x 3.54m

En-suite

2.25m x 1.48m

Bedroom 2

3.21m x 3.06m

Bedroom 3

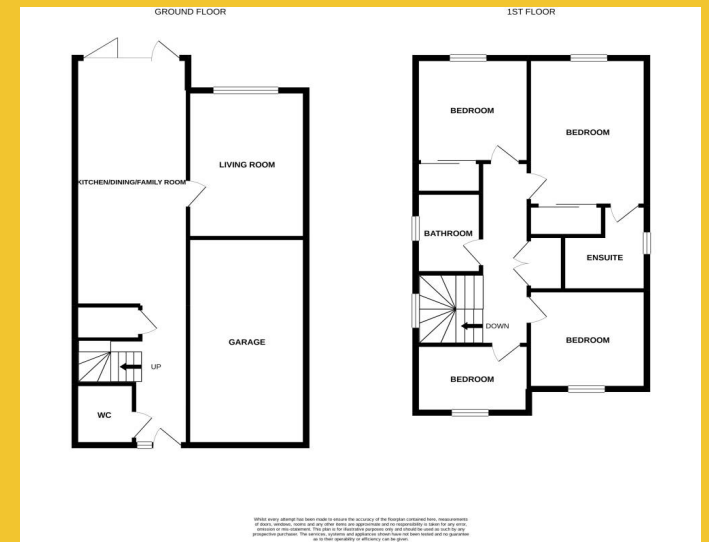
3.48m x 2.90m

Bedroom 4

2.99m x 2.31m

Bathroom

2.53m x 1.97m





4 Pitdinnie Avenue, Cairneyhill

The property benefits from neat garden ground to front and rear which is mainly laid to lawn with a generous patio area, timber garden shed, greenhouse, decked area, maximum privacy and pleasant open outlooks. A garage and driveway to front provide ample off street parking for several vehicles.

Pitdinnie Avenue forms part of a new brand new development (Avant Homes) located on the outskirts of the sought after village of Cairneyhill. It lies only 4 miles due west of Dunfermline City Centre and offers an excellent reputation with purchasers of all age groups. There is a hotel and golf course close by, together with a well reputed primary school and local shopping. Regular bus services operate connecting Cairneyhill with Dunfermline, Stirling and even Glasgow. For commuters Cairneyhill allows easy access to a fast network of roads leading both west and to Edinburgh itself.

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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or 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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk