



1 Dovecot Avenue
Cairneyhill, KY12 8BU

Offers over £310,000

1 Dovecot Avenue, Cairneyhill

A most impressive detached villa (Avant Homes Circa 2018) with contemporary bi-fold doors and landscaped south-facing gardens to rear.

The property boasts a flexible internal layout which includes a reception hallway, lounge, luxury dining kitchen/family room (with quality integrated appliances, featuring lighting and breakfast bar), WC/cloaks, upper landing, four double bedrooms, master en-suite and family bathroom.

Gas central heating is installed with double glazed windows, tasteful décor, high specification fixtures and finishing, quality carpets and good storage throughout, including fitted wardrobes and utility cupboard.





Room sizes and accommodation

Entrance hallway

Lounge

14'4 x 10'4 (4.37m x 3.56m)

Kitchen/family room

21'8 x 10'4 (6.67m x 3.17m)

WC/cloaks

5'2m x 5'1 (1.57m x 1.55m)

Upper landing

Bedroom 1

16'6 x 11'9 (5.05m x 3.64m)

En-suite

8'7 x 8'5 (2.62m x 2.60m)

Bedroom 2

11'8 x 10'7 (3.56m x 3.07m)

Bedroom 3

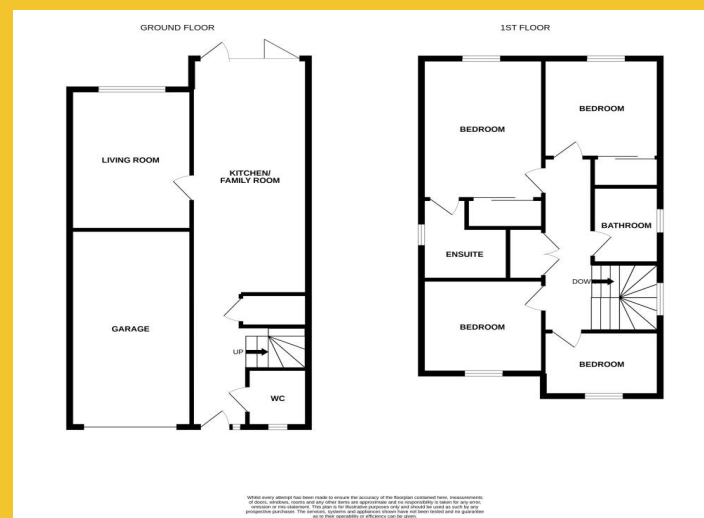
11'5 x 9'10 (3.53m x 3.00m)

Bedroom 4

9'10 x 9'5 (3.00m x 2.87m)

Bathroom

8'5 x 8'1 (2.58m x 2.45m)



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The property benefits from beautifully landscaped garden grounds, which feature a well-manicured lawn, generous patio, seating area, gazebo, timber garden shed, drying facilities, outside tap and a south facing aspect to rear. A garage and driveway to front provide ample off-street parking for several vehicles.

Dovecot Avenue forms part of a desirable new development (Avant Homes) located on the outskirts of the sought after village of Cairneyhill. It lies only four miles due west of Dunfermline Town Centre and offers an excellent reputation with purchasers of all age groups. There is a hotel and golf course close by, together with a local shopping and a well reputed primary school. 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.

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.

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