



Morgans

PROPERTY

4 Dovecot Avenue, Cairneyhill, KY12 8BU

Offers Over £375,000





Ent Hallway Wc



Four Bedrooms



Kitchen/dining room Utility



En suite Bathroom



Lounge



Garage Driveway Garden



EPC Rating -



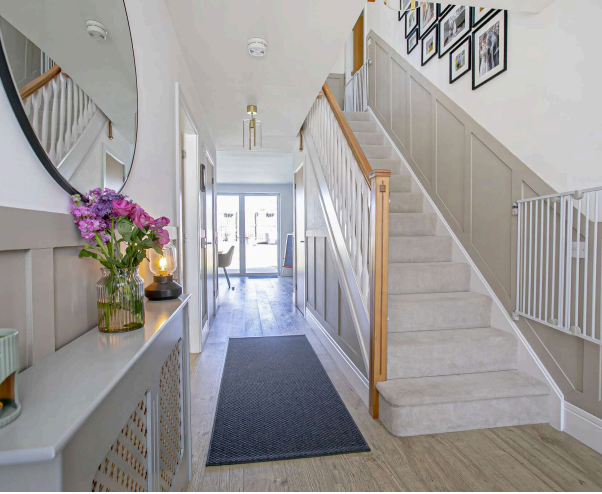
Council Tax Band -



Welcome

This well-appointed four-bedroom detached home offers generous and versatile accommodation over two floors, extending to approximately 1,570 sq ft. Well suited to a growing family, the property provides a practical layout with excellent room proportions throughout. The ground floor provides a large kitchen/dining room extending to nearly 19 feet, separate lounge, utility room, ground floor W.C. and an integral garage. The layout is well considered, with the kitchen/dining room serving as the heart of the home and the lounge offering a separate and comfortable retreat. The first floor comprises four bedrooms and a family bathroom. The principal bedroom is an exceptional double extending to nearly 20 feet, benefiting from its own private en suite. Three further well-proportioned bedrooms — including two good doubles — are served by a generously sized family bathroom. Built-in wardrobe storage is provided to the principal bedroom. The property occupies an enviable plot with driveway leading to integrated garage and well maintained gardens to the front and rear. Situated in the village of Cairneyhill, KY12 8BU, the property is within easy reach of local amenities and transport links to Dunfermline and the wider Fife area.





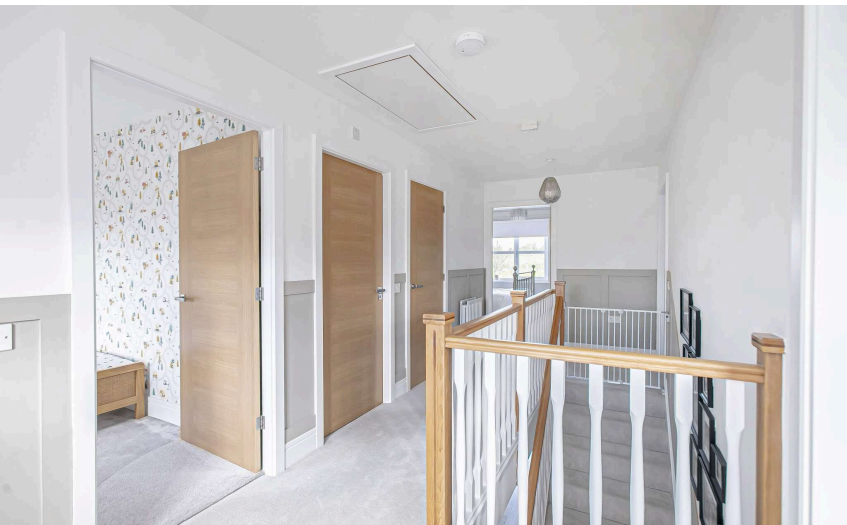
EXTRAS INC IN SALE / AGENTS NOTE

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.









Cairneyhill

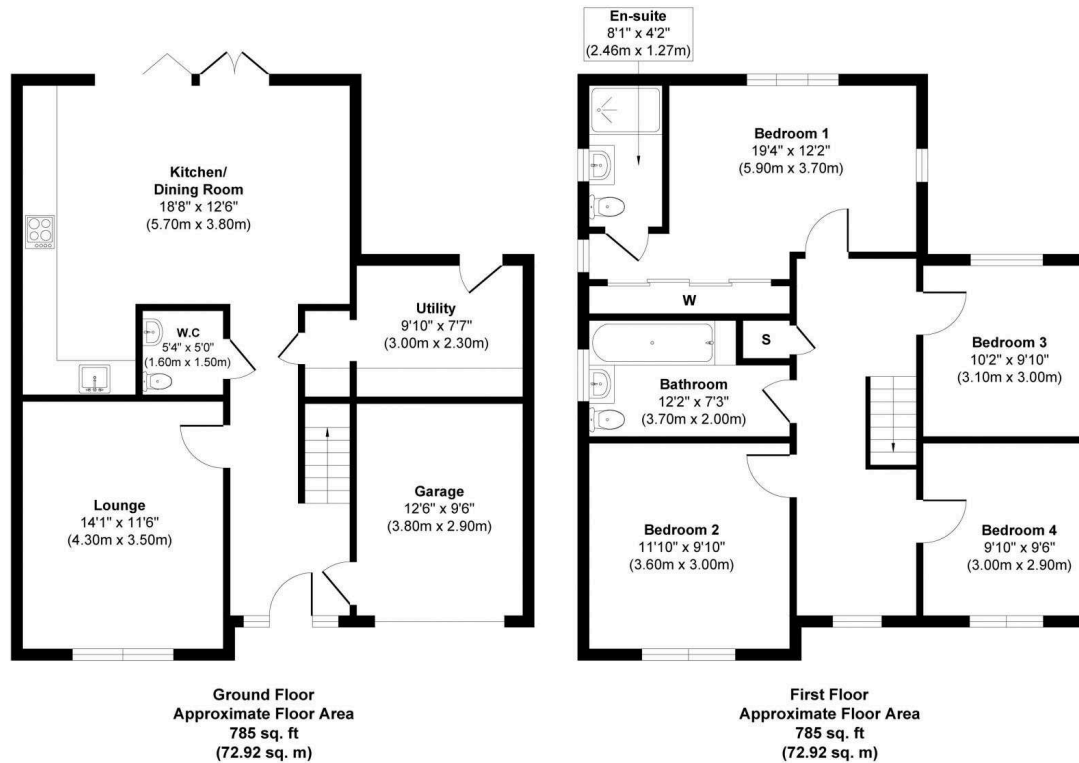
Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, post office, petrol station, hotel, primary/nursery school, community centre and church together with Forresters Park Golf and Country Club Restaurant. There is also quick and easy access to the M90 and M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There are also regular bus services providing easy access to the nearby city of Dunfermline where a wider range of facilities associated with a medium sized city can be found.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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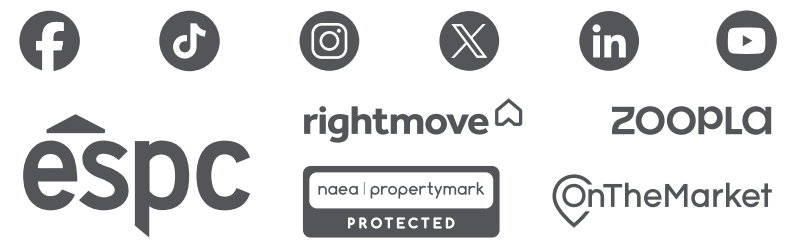


Approx. Gross Internal Floor Area 1570 sq. ft / 145.84 sq. m

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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.