



Morgans

PROPERTY

4 Pitdinnie Avenue, Cairneyhill, KY12 8BP

Offers Over £325,000



4



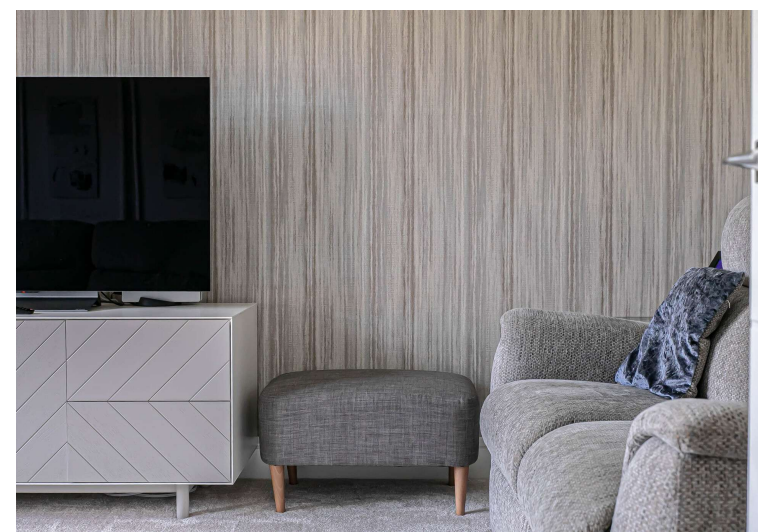
3



1



B



Impressive detached family home



Master bedroom with en suite



15ft lounge & separate dining area



18ft integral garage and driveway



Generous 15ft kitchen



Downstairs WC and Family Bathroom



EPC Rating - B



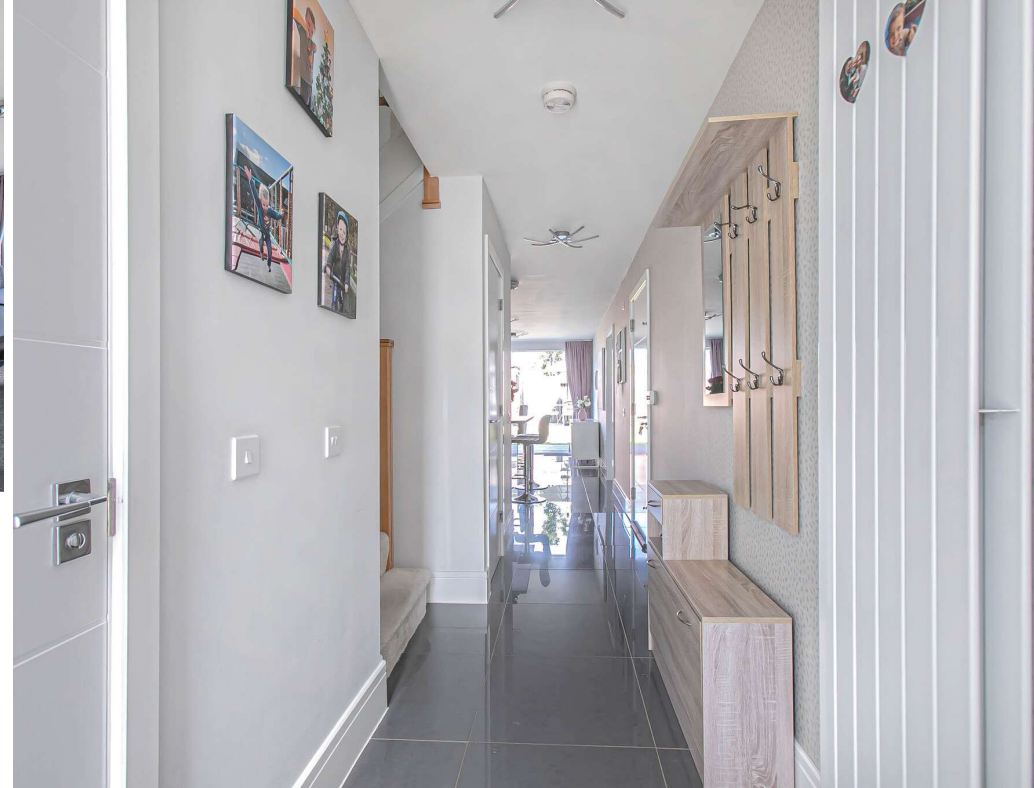
Council Tax Band - F



Welcome

An impressive four-bedroom detached family home built by the prestigious Avant Homes offering nearly 1,500 square feet of well-proportioned accommodation across two floors in the sought-after West Fife village of Cairneyhill and situated opposite the Forresters Park Golf Resort. With an en suite master bedroom, a large integral garage, and a desirable village setting, this property offers an excellent combination of space, specification, and location. The ground floor features a bright 15-foot lounge alongside a separate dining area and a generous 15-foot kitchen — providing distinct and flexible living spaces for everyday family life and entertaining. A downstairs WC and a sizeable 18-foot integral garage complete a highly practical ground-floor arrangement. Upstairs, four bedrooms are served by a family bathroom. The principal bedroom is an excellent room extending to over 14 feet, with its own private en suite — a welcome touch of luxury. Two further double bedrooms and a fourth single bedroom provide comfortable and versatile accommodation for the rest of the family. The gardens and grounds are well maintained and provide an idyllic setting with a child and pet safe environment. A double driveway and ample visitors parking completes this modern home.





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

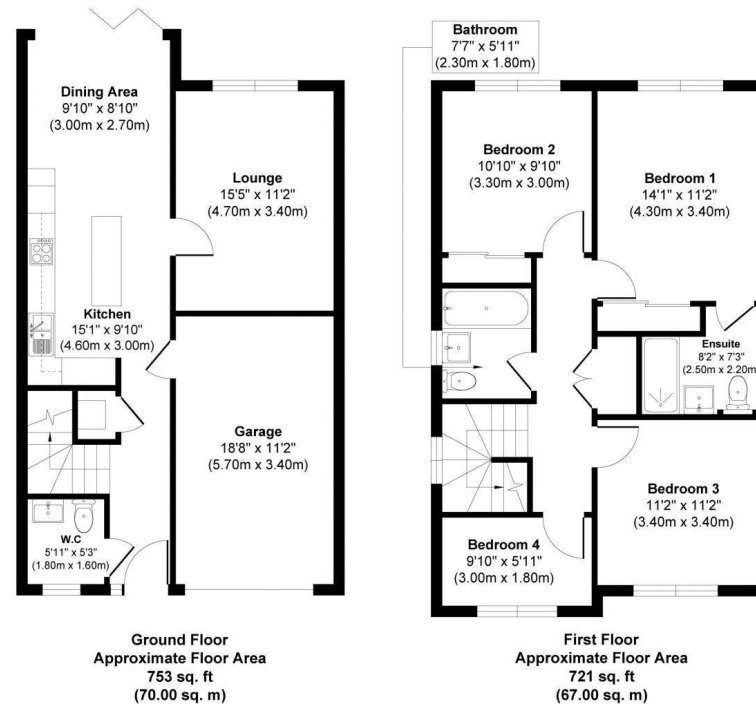
Cairneyhill is a sought after village located on the western outskirts of Dunfermline and enjoys a good range of amenities which include local shops, post office, petrol station, hotel, primary/nursery school, community centre and church together with Forrester's Park Golf and Country Club Restaurant. 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.



Pitdinnie Avenue, Cairneyhill, KY12 8BP



Approx. Gross Internal Floor Area 1474 sq. ft / 137.00 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.