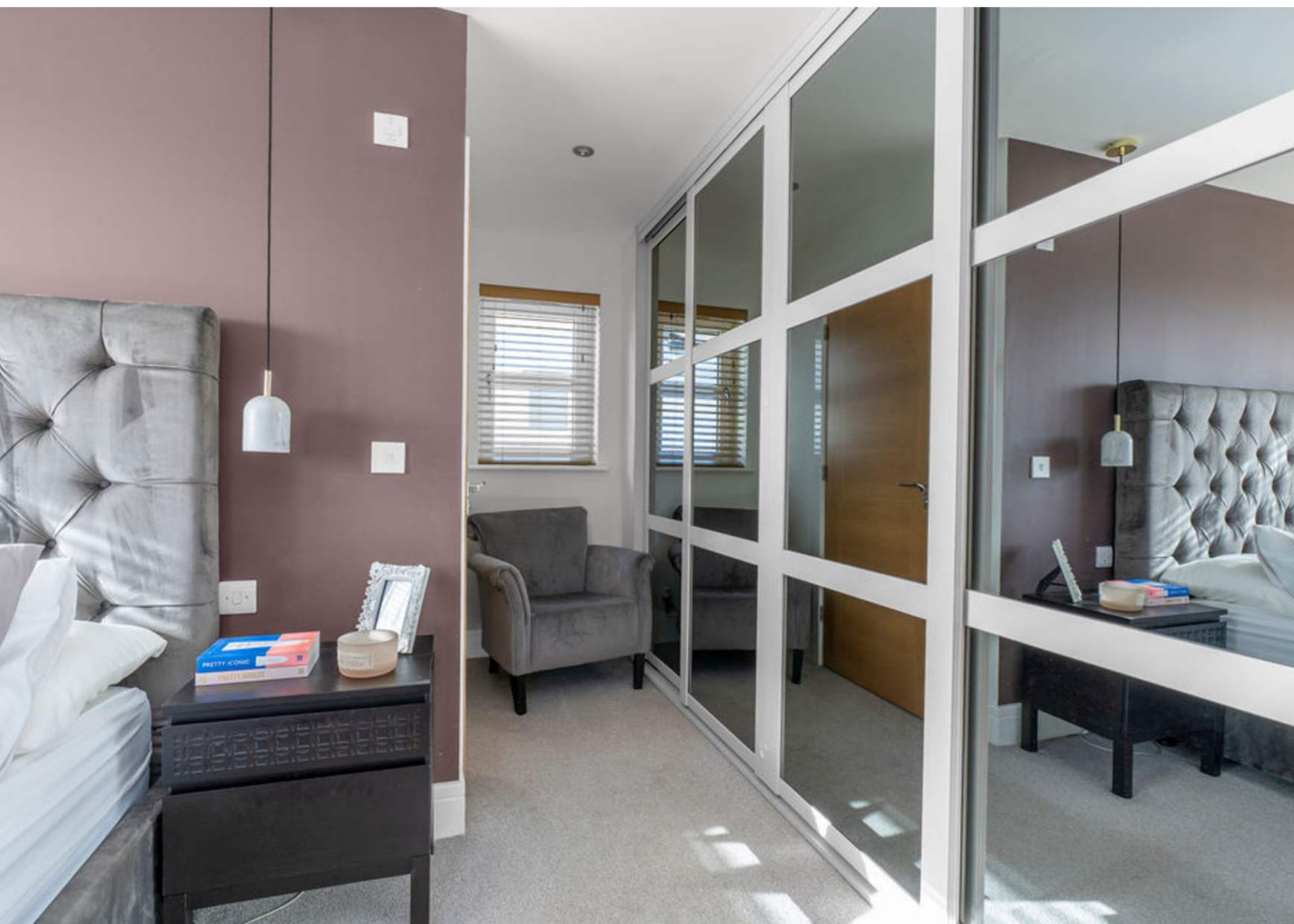




17 Dovecot Avenue, Cairneyhill, KY12 8BU
Offers Over £350,000





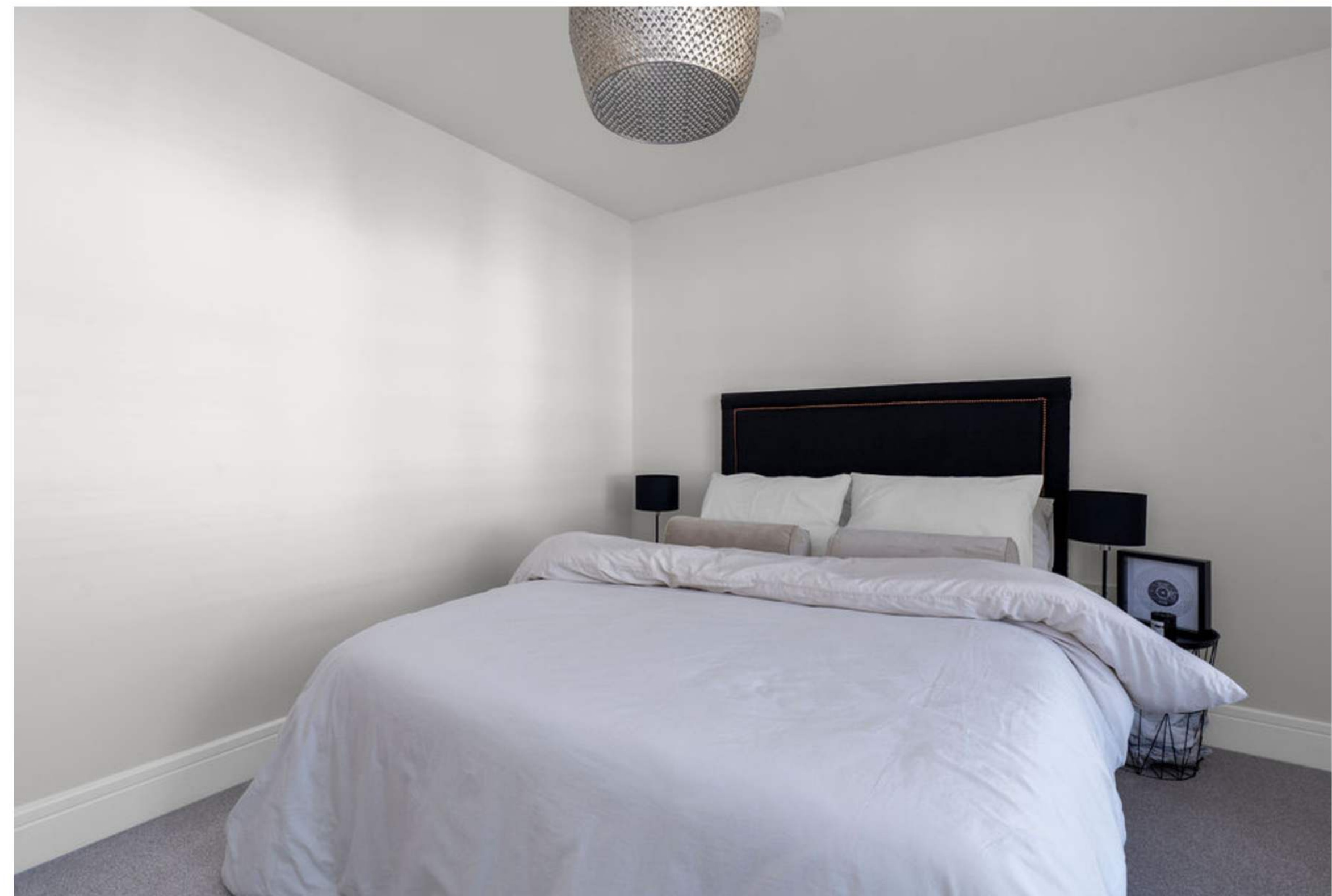
Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

- A stunning, detached, executive home built by Avant Homes and situated within a highly regarded and sought after development
- Small, residential setting on the doorstep of Forrester Park Resort
- Cairneyhill lies to the West of Dunfermline's City Centre and offers essential amenities with further amenities available in nearby Dunfermline. Walking distance from Forrester Park Resort offering a restaurant and bar as well as Golf Course
- Conveniently located for transport links via road to Edinburgh, Glasgow and Stirling with train station and park and ride facilities within Dunfermline, Rosyth and Inverkeithing
- Beautifully presented throughout with a formal living room to the front of the home and high quality, open plan kitchen and dining room with access out onto rear gardens.
- The kitchen comes well-equipped with a range of integrated appliances, centre island and floor and wall mounted storage. WC within the hall and access into the integral garage
- Master bedroom benefits from built in sliding, mirrored wardrobes and contemporary en suite shower with tiled finish and double shower unit
- Modern family bathroom benefitting from three piece suite
- Three further double bedrooms and a large landing, perfect for a home office set up
- Integrated garage and large rear gardens, mostly laid to lawn with decked area, perfect for alfresco dining
- Gas central heating system and double glazing





Location

Located West of Dunfermline, Cairneyhill offers the perfect choice for a wide variety of buyers looking for their next home. The village is home to a well-regarded primary school with bus links to secondary schooling in nearby Dunfermline.

For shopping, Cairneyhill offers a selection of local shops, including convenience stores providing everyday essentials. Just a short drive away, Dunfermline offers a wider range of shops, supermarkets, and leisure facilities, ensuring that you're never far from all your shopping and recreational needs.

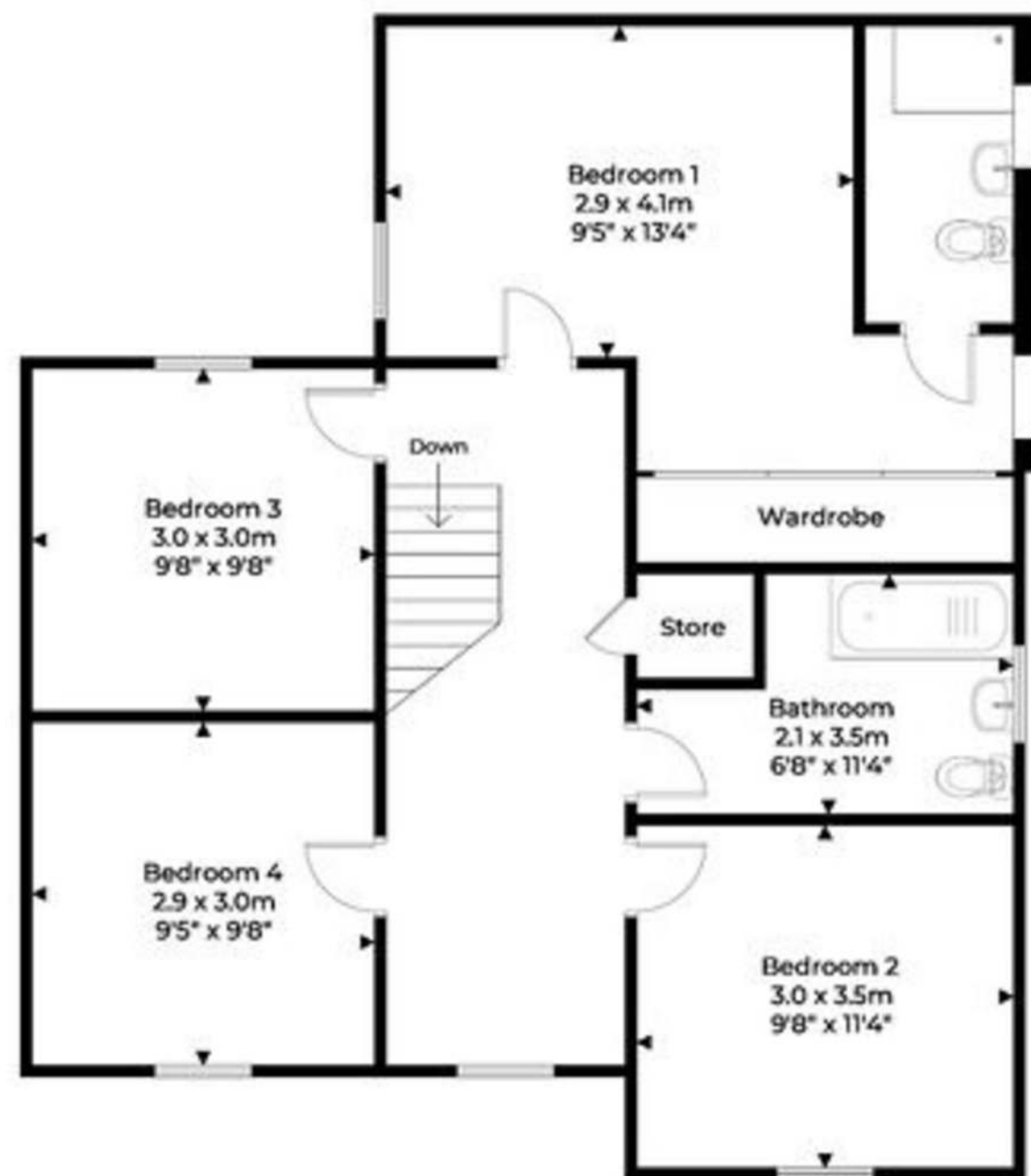
Transport links from Cairneyhill are fantastic, with the village being well-served by bus routes and nearby train station in Dunfermline, Rosyth and Inverkeithing . For those commuting to Edinburgh and Glasgow, the village is well served by a network of road links easily accessible by car.

With its peaceful setting, strong community spirit, and proximity to key amenities, Cairneyhill offers a balanced lifestyle that appeals to families, professionals, and retirees alike. It's the perfect place for anyone looking for village life, while still staying well-connected to the surrounding areas.

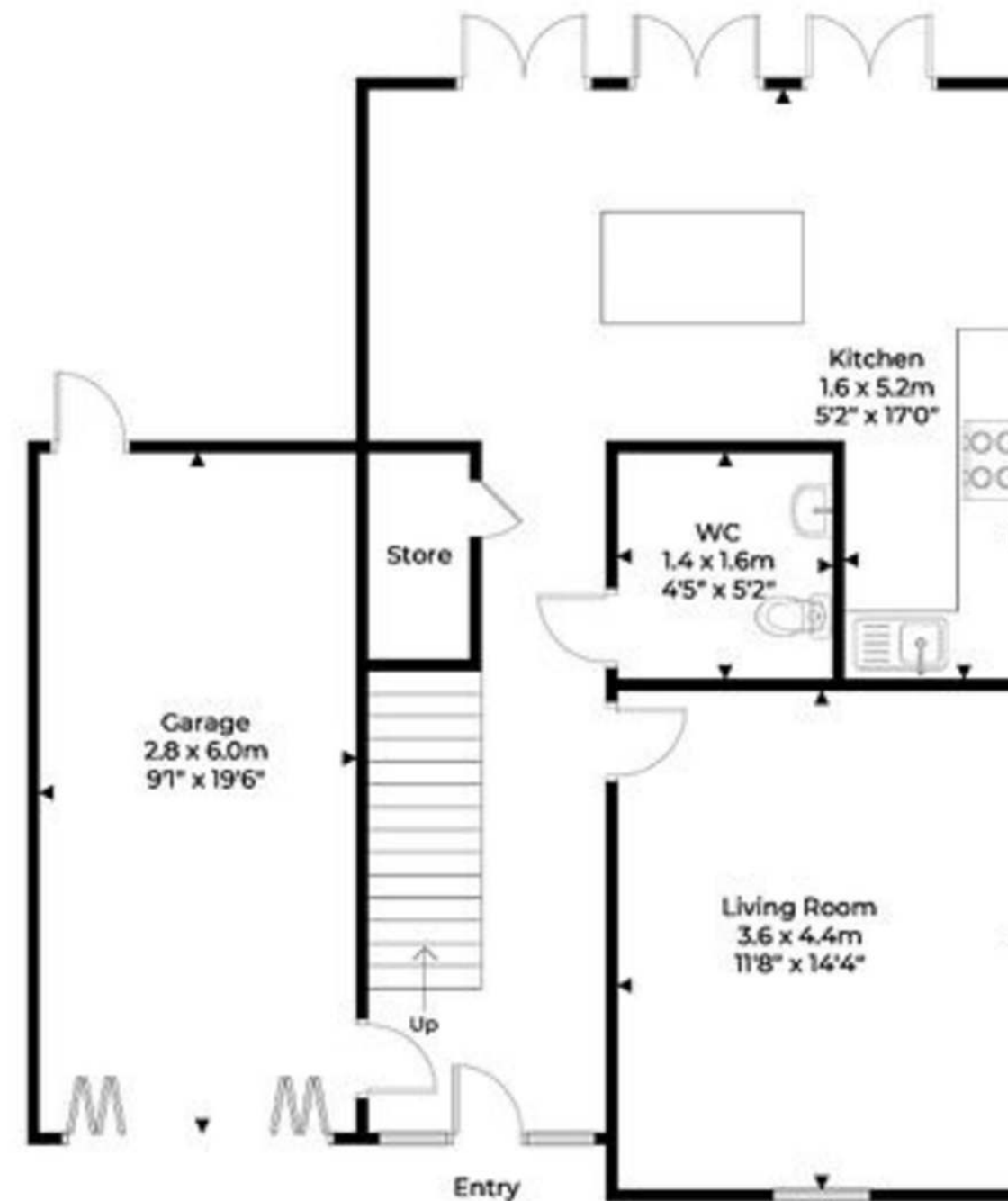




17 Dovecot Avenue, Cairneyhill, KY12 8BU
Approximate Gross Area
152 sq m / 1636 sq ft



First Floor



Ground Floor

Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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