



10 Glenavon Drive, Cairneyhill, KY12 8XG  
Offers Over £190,000



# Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- Attractive three-bedroom semi-detached family home within a popular and established residential area of Dunfermline
- Private driveway providing off-street parking with well-maintained front and rear gardens
- Peaceful setting with open views to the rear, enhancing privacy and outlook
- Bright and spacious living room positioned to the front of the property
- Fitted kitchen with adjoining dining area leading to direct garden access to the rear decked seating area
- High-quality Urban Pod garden room (by UrbanPods.co.uk) a standout feature offering flexible use as a home office, gym, studio or relaxation space
- Fully enclosed rear garden, ideal for children, pets and outdoor entertaining
- Three bedrooms comprising a principal bedroom, a further double bedroom and a single bedroom suitable for a child's room, guest room or home office
- Family bathroom with modern three-piece suite
- Convenient location close to local shops, supermarkets, cafes and everyday amenities
- Well placed for primary and secondary schooling
- Easy access to Dunfermline city centre, parks and leisure facilities
- Excellent transport links including local bus routes, nearby railway stations and swift access to the M90 motorway





# 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.

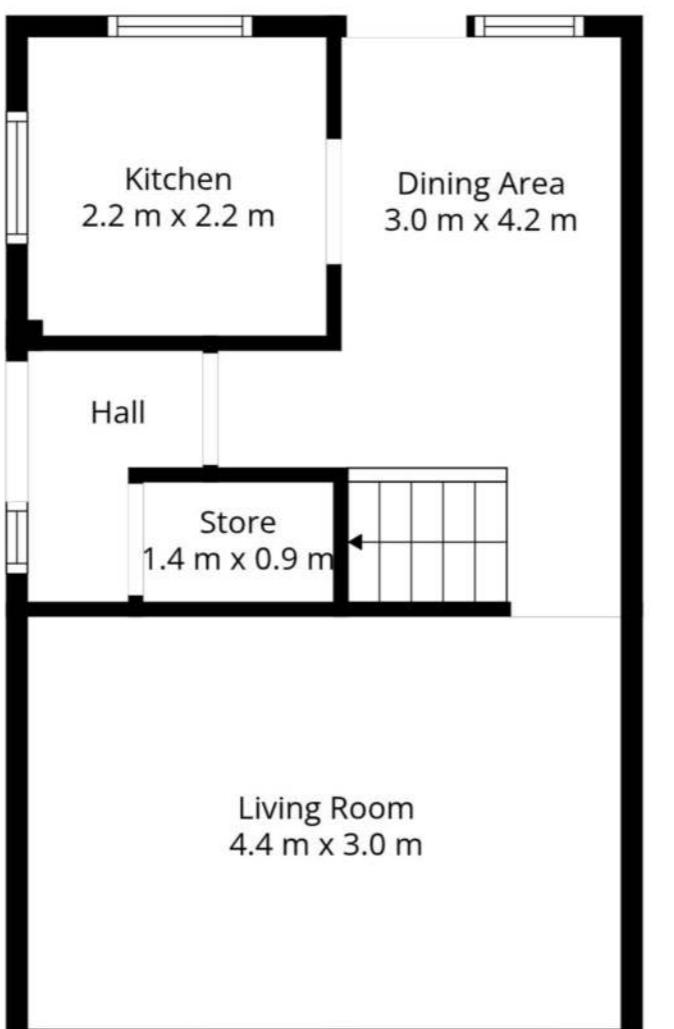
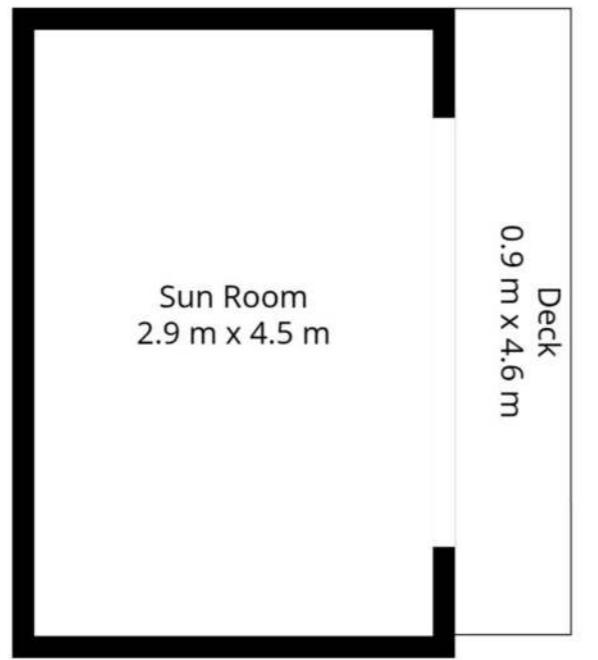


# Enquiries

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 [maloco.co.uk](http://maloco.co.uk)



Ground Floor



1st Floor

**TOTAL: 77 m<sup>2</sup>**

Ground floor: 45 m<sup>2</sup>, 1st floor: 32 m<sup>2</sup>  
EXCLUDED AREAS: DECK: 4 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

