





# Key Features

 2 Bedrooms

 1 Public

 1 Bathroom

Situated within the popular village of Cairneyhill, this well-proportioned upper flat at 59 Glenavon Drive offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a home in a peaceful yet well-connected setting. Glenavon Drive is ideally positioned within Cairneyhill, a sought-after village offering a range of local amenities including shops, schooling, and leisure facilities. The nearby city of Dunfermline provides a wider selection of retail, dining, and transport links, with easy access to the M90 making this an ideal location for commuting to Edinburgh and beyond.

The accommodation is accessed via its own private entrance on the ground floor, with stairs leading to the main living space. The first floor opens into a central hallway providing access to all rooms. The bright and spacious living room offers a comfortable setting for both relaxing and entertaining, while the breakfasting kitchen provides ample space for dining and everyday use. The property features two bedrooms, including a generous principal bedroom with fitted mirrored wardrobes and a second bedroom suitable for guests, children, or home working. A well-appointed three-piece suite bathroom completing the accommodation. Single garage and on street parking available. Private rear garden available with turf, patio and summer house.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

EPC – C  
Council Tax - B





# 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.

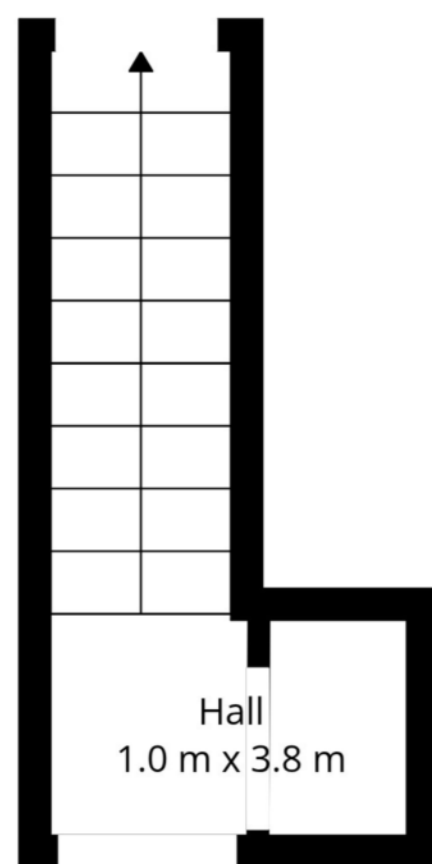


# Enquiries

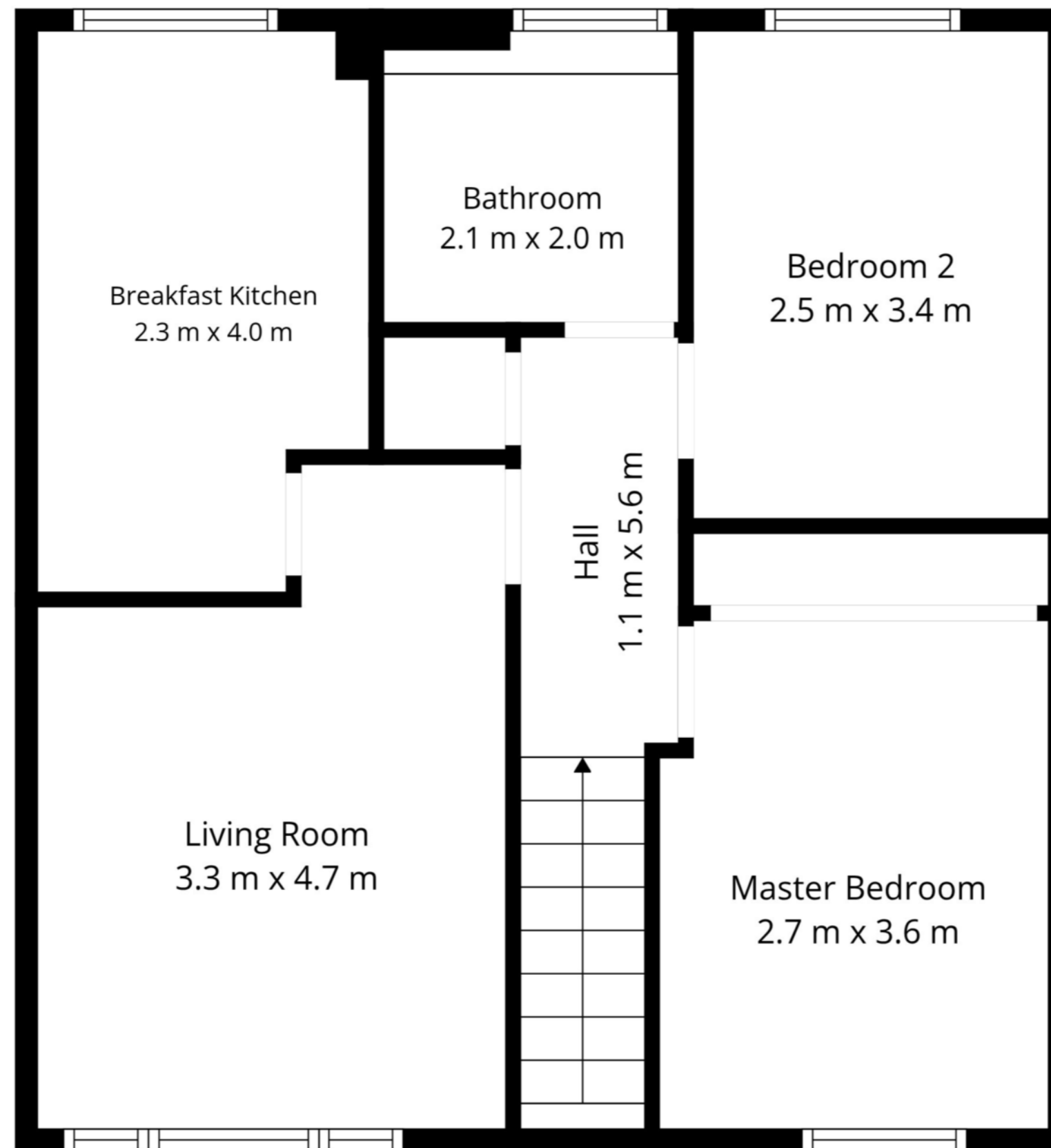
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Ground Floor



First Floor

**TOTAL: 59 m2**

GROUND FLOOR: 4 m2, FIRST FLOOR: 55 m2

EXCLUDED AREAS: WALLS: 7 m2

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



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

