

Solicitors & Estate Agents

## Dovecot Avenue, Cairneyhill, DUNFERMLINE, KY12 8BU

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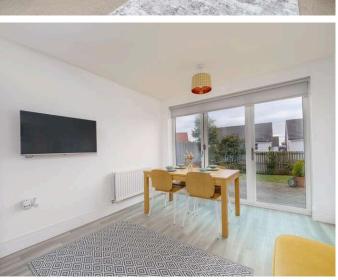
Working harder for you











Prervis Frentis

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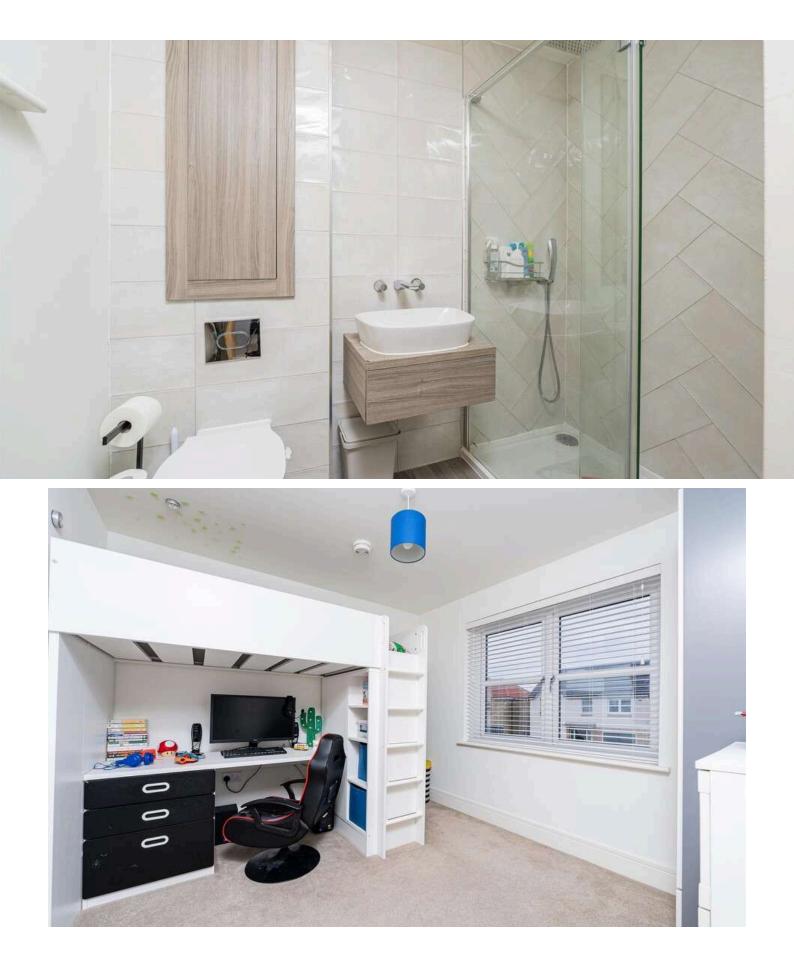


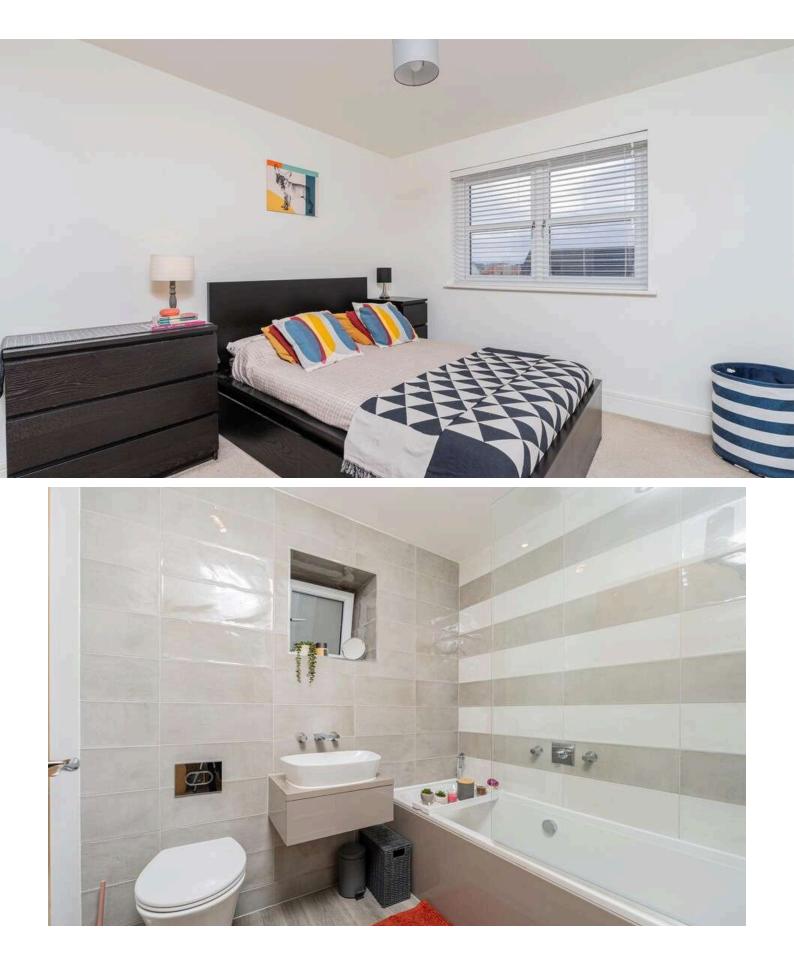




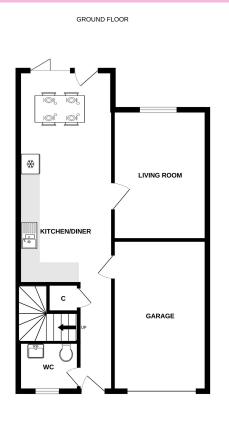
- + A stunning, detached, executive home built by Avant Homes and situated within a highly regarded and sought after development
- + Small, residential setting on the doorstep of Forrester Park Resort
- + Cairneyhill lies to the West of Dunfermline's City centre and offers essential amenities with further amenities available in nearby Dunfermline. Walking distance from Forrester Park Resort offering a restaurant and bar as well as Golf Course
- + Transport links via road to Edinburgh, Glasgow and Stirling with train station and park and ride facilities within Dunfermline and Inverkeithing
- + Beautifully presented throughout with a formal living room to the rear of the home and high quality, open plan kitchen and dining room with access out onto 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 wardrobes and contemporary en suite shower
- + Modern family bathroom benefitting from three piece suite
- + Three further double bedrooms
- + Integrated garage and large rear gardens, mostly laid to lawn with decked area, perfect for alfresco dining
- + Gas central heating system and double glazing

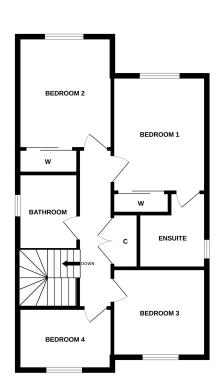












1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation provide the overability or elvient.

Living Room	4.35 m x 3.10 m / 14'3" x 10'2"	Bedroom 4
Kitchen Dining Room	7.10 m x 3.10 m / 23'4" x 10'2"	Bathroom
Bedroom 1	4.45 m x 3.17 m / 14'7" x 10'5"	WC
Bedroom 2	3.23 m x 3.10 m / 10'7" x 10'2"	
Bedroom 3	3.16 m x 2.92 m / 10'4" x 9'7"	

3.18 m x 2.04 m / 10'5" x 6'8" 2.23 m x 1.71 m / 7'4" x 5'7" 1.68 m x 1.62 m / 5'6" x 5'4"



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