mov8 REAL ESTATE
Estate Agents and Solicitors

# 27 Dovecot Avenue, Cairneyhill, Dunfermline, Fife, KY12 8BU

Beautifully Presented & Spacious, Four-Bedroom, Detached Family Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

# Property Description

Beautifully presented and spacious, four-bedroom, detached family home with private gardens. Set in a quiet and modern residential cul-de-sac, the property is located in the well placed rural village of Cairneyhill, by Dunfermline in Fife.

Comprises: an entrance hall, living room, open plan dining kitchen, three double bedrooms, a single bedroom, gym, an en-suite shower room, family bathroom, and a ground floor WC.

Highlights include 'Hive' controlled gas central heating, high-end bathroom and kitchen suites, uPVC double glazing, stylish décor and flooring, and good integrated storage including an attic.

Externally, the property benefits from a monobloc drive, and a good sized rear garden laid to lawn with a patio and deck. Part of the original garage has been converted into a flexible space currently being used as a gym and for storage.

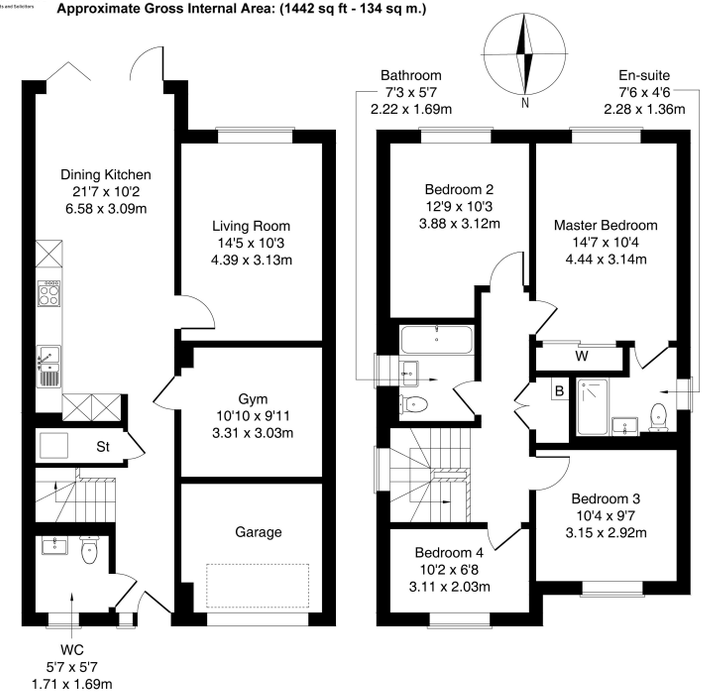
The long and open entrance hall grants access throughout the ground floor, including to the carpeted stairs, an under-stair cupboard housing a washing machine, and to a stylish WC. With bi-fold doors opening out to the rear garden, the open plan, flexible-use dining/kitchen has a family area, space for dining furniture, and is fitted with modern units, wood-effect worktops, a stainless steel sink, and a mosaic tiled surround. Appliances include an integrated gas hob, oven, combi microwave oven, fridge/freezer and a dishwasher.

Set off the dining area, the spacious living room has wood laminate flooring and a pendant light fitting, whilst the converted gym is set internally off the hall and has ample space for storage and exercise equipment.

Upstairs, the master bedroom features a built-in wardrobe and stylish en-suite including a mains shower with high specification electronic controls. Double bedrooms two and three are both carpeted, and single bedroom four offers flexible use as an office. Completing the accommodation, the family bathroom features a contemporary white three-piece suite with a mains rainfall showerhead over the bath, and tiled splash walls.

**27 Dovecot Avenue, Cairneyhill, Dunfermline KY12 8BU**

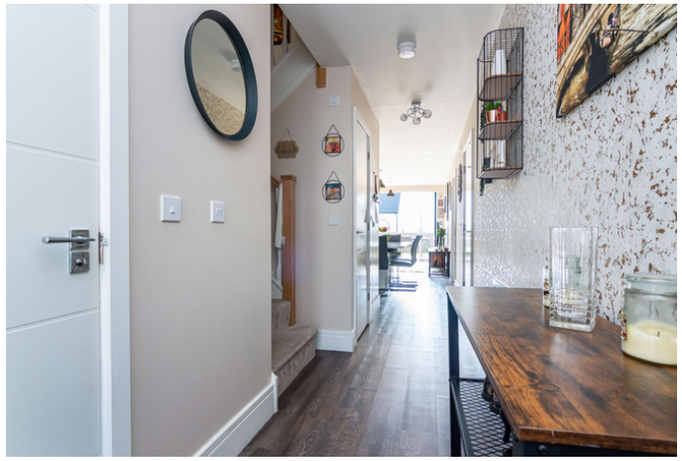
**Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)**




**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Cairneyhill is a small village to the west of Dunfermline, boasting excellent travel links and its own primary school, a pub, and a golf course. With the M90 motorway providing swift and easy travel to Edinburgh, Perth, and Dundee, the area is well situated for commuters. Nearby Dunfermline is a historic town and is the largest in Fife, with the town offering a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of amenities and leisure facilities, including Fife Leisure Park. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline railway station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.



## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing


## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ


mov8 REAL ESTATE

Estate Agents and Solicitors


These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.