



4 Pitdinnie Avenue, Cairneyhill, KY12 8BP  
Offers Over £325,000



# Key Features

 4 Bedrooms

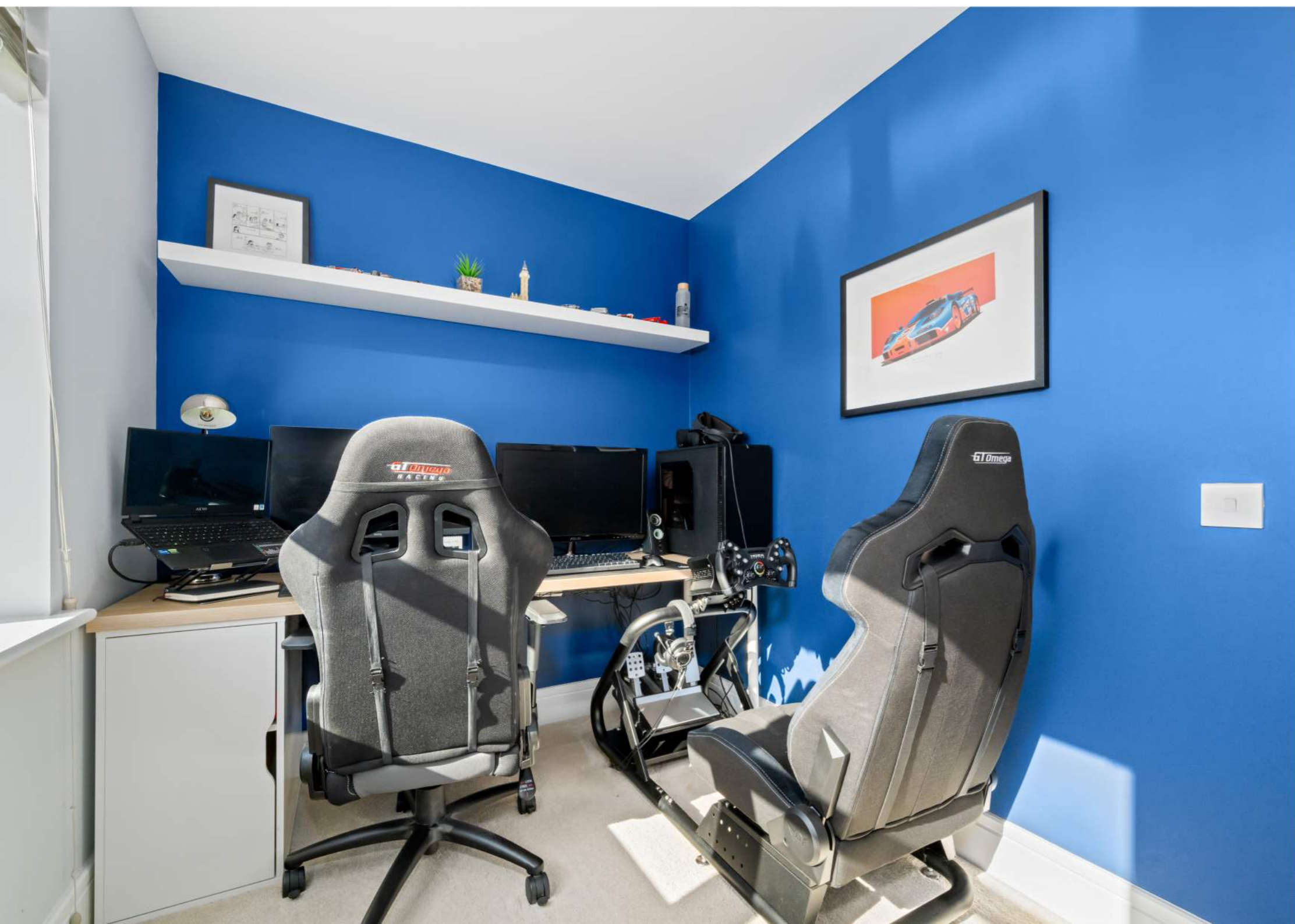
 1 Public

 2 Bathrooms

- A beautifully presented four bedroom 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
- The village of Cairneyhill lies to the West of Dunfermline's City Centre and offers essential amenities including convenience stores, primary schooling and Forrester Park Resort, situated in 350 acres of Scottish Parklands and offering fine dining and an 18 Hole Golf Course. Dunfermline Golf Club (known as Pitfirrane Golf Club) is also located a short drive away for the keen golfer
- Further amenities available in nearby Dunfermline including various supermarkets, restaurants and leisure facilities. A variety of public and private gyms with swimming pool at the nearby Keavil House Hotel. Secondary schooling within Dunfermline
- The former show home, 4 Pitdinnie Avenue is offered in immaculate condition with a formal living room to the rear 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
- Contemporary, tiled family bathroom benefitting from three piece suite
- Three further bedrooms with built in wardrobes within bedroom three
- Integrated garage and large rear gardens, mostly laid to lawn with decked area and separate patio area, perfect for alfresco dining. Garden shed and lovely views of the Ochil Hills to the rear
- 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.

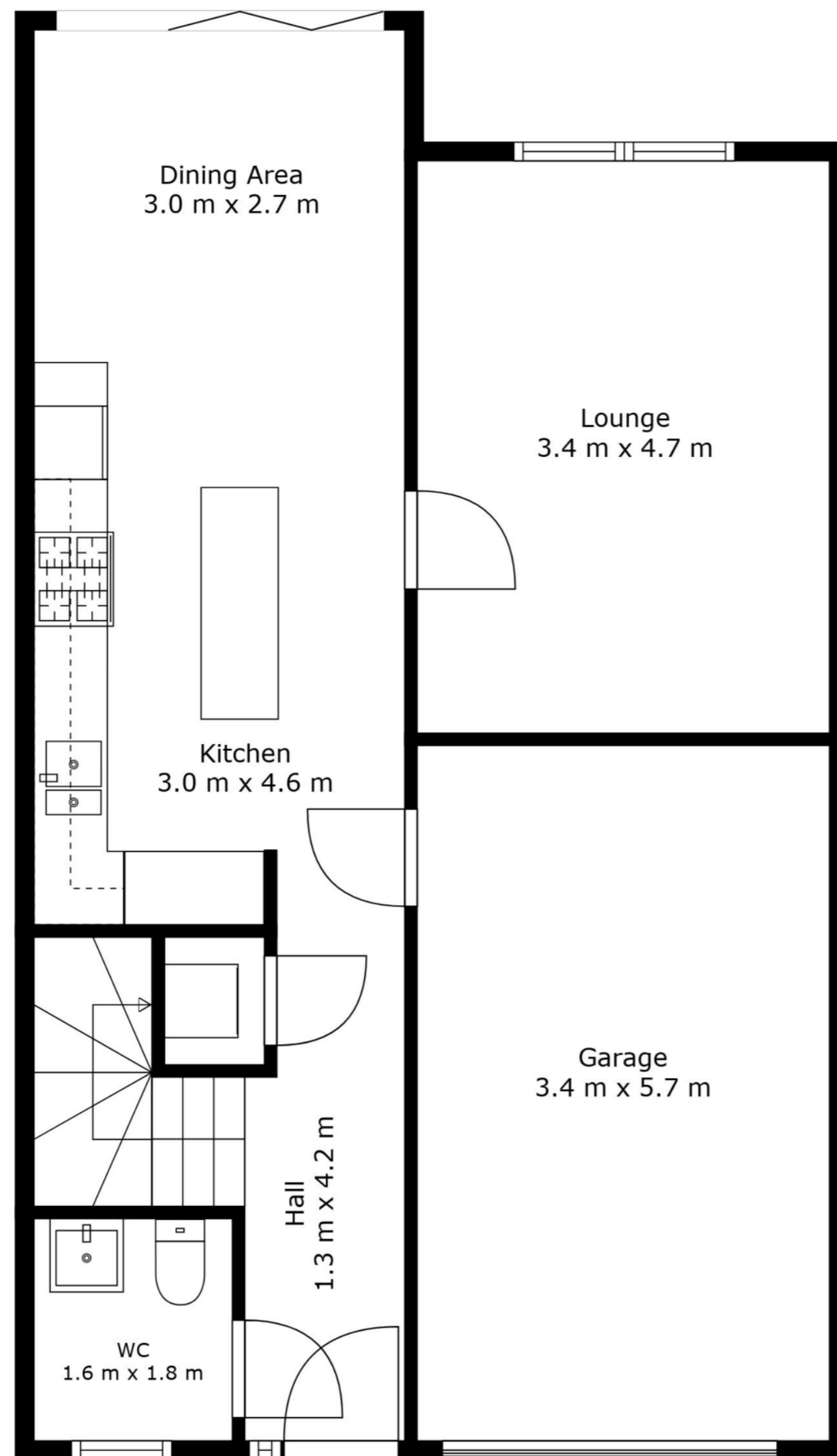
For shopping, Cairneyhill offers a selection of local shops, including convenience stores providing everyday essentials. Just a short drive away, Dunfermline offers a wider range of shops, supermarkets, and leisure facilities, ensuring that you're never far from all your shopping and recreational needs.

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.

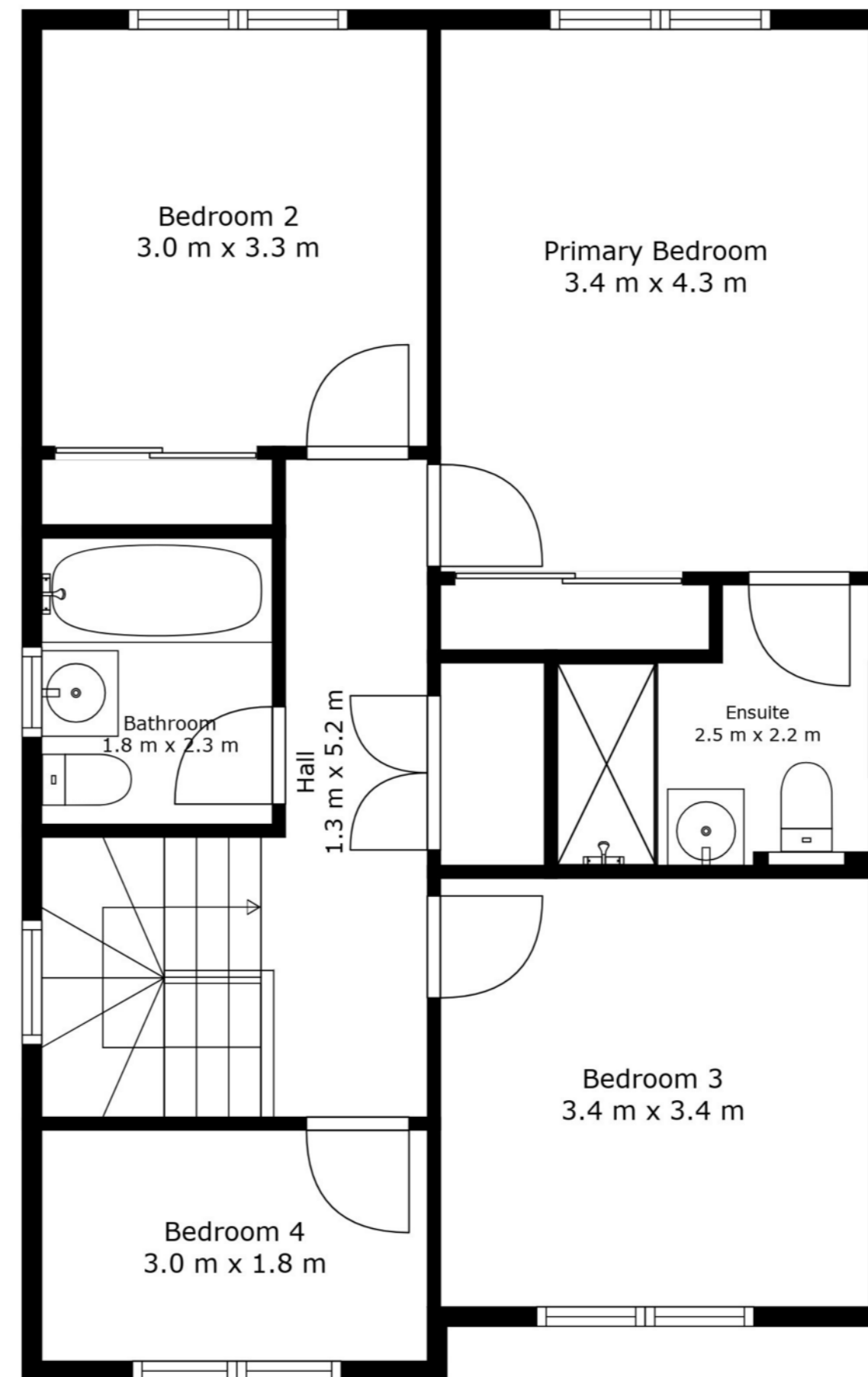
With its peaceful setting, strong community spirit, and proximity to key amenities, Cairneyhill offers a balanced lifestyle that appeals to families, professionals, and retirees alike. It's the perfect place for anyone looking for village life, while still staying well-connected to the surrounding areas.







Floor 1




Floor 2

**TOTAL: 118 m2**  
FLOOR 1: 51 m2, FLOOR 2: 67 m2  
EXCLUDED AREAS: GARAGE: 19 m2

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



## Enquiries

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

