



LUXURY HOMES COLLECTION

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31 DOVECOT AVENUE *CAIRNEYHILL, KY12 8BU*





31 Dovecot Avenue

Just Sold (STCM) in only 11 days! Buyers waiting ...

An outstanding 5 bedroom Executive Detached Family Home with fabulous extension that will delight all who view situated in a prestigious cul-de-sac setting built by Avant Homes, close to Forrester Park Golf Club, in the sought-after village of Cairneyhill.

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, this immaculately presented and spacious, 5 bedroom, 2/3 reception room extended detached family home has generous private gardens including large south-facing feature decked area with wonderful countryside views, private lawned garden and a 2-car mono bloc driveway, quietly set in a prime position on the edge of the rural village of Cairneyhill, by Dunfermline in Fife.

Viewings are highly recommended to appreciate this substantial family home, the many attractive bespoke features and stunning accommodation, edge of the village cul-de-sac location, beautiful south-facing decked area, gardens and open rural views that cannot fail to impress!

Offers Over £385,000



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DESCRIPTION

A rare find in this price range. Choice property with many bespoke features, this family home is bound to WOW any potential new owner with this spacious, flexible layout of likely interest to growing families, those seeking a teenager, work-from-home space or granny annexe.

The accommodation comprises on the ground floor a welcoming, bright entrance hallway, beautifully presented open plan lounge, dining room and designer fitted kitchen that includes built-in kitchen appliances and an island breakfast bar. Attractively decorated throughout with bi-fold doors leading from the lounge and dining room to the stunning south-facing feature decked area and private enclosed fenced gardens. There's also a spacious family lounge, generous double bedroom, utility room and downstairs W/C.

On the upper floor there is an exceptional master bedroom suite with ample built-in storage, wonderful countryside views and luxury en-suite shower room. There are a further 3 good-sized bedrooms and a 3-piece luxury family bathroom. Access to boarded attic and storage. The property is double glazed with Hive gas central heating system.

This exceptional family home has been enhanced throughout with a wealth of additional features which must be viewed to be fully appreciated. A truly special family house, beautifully presented to showroom standard with quality fixtures and fittings and high specification appliances. Not your average home. Expect to be impressed!





This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

LOCATION

Number 31 Dovecot Avenue occupies a private cul-de-sac setting within the sought-after village of Cairneyhill.

Located to the west of Dunfermline, the village is a popular commuter base offering access to the Forth and Kincardine Bridges, the motorway network and beyond. With park 'n' ride facilities available and mainline railway station in nearby Dunfermline offering regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes).

Cairneyhill itself enjoys a good range of amenities which include local shops, garden centre, post office, petrol station, hotel, primary/nursery school, community centre and Forresters Park Golf & Country Club. There are also regular bus services providing easy access to the nearby city of Dunfermline where a wider range of facilities associated with a modern city can be found.

Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City. Dunfermline mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- * Stunning Executive Detached Family Home
- * Sought-After Village Address
- * Private Cul-De-Sac Setting On Edge Of The Village
- * Great Layout For Growing Family
- * Superb Lounge, Dining Room & Designer Fitted Kitchen
- * Utility Room & W/C
- * Master Bedroom With Luxury En-Suite Shower Room
- * 4 Further Good-Sized Bedrooms
- * Luxury Family Bathroom
- * Hive Gas Heating & Double Glazing
- * Large Feature Decked Area
- * Unrivalled Countryside Views
- * 2-car MonoBloc Driveway

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale.

GARDEN GROUNDS

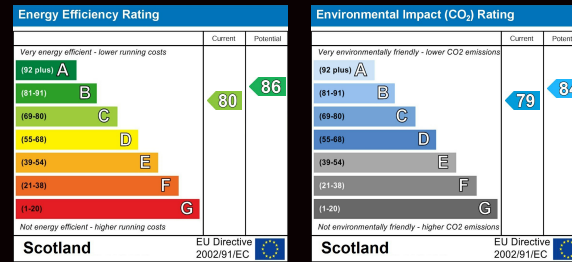
Externally the property has 2-car driveway and plenty of space! There is a area of garden to the front and a beautifully presented south-facing garden to the rear including a large sunny decked area with excellent views of the Cairneyhill countryside, an area of laid-to-lawn, space for a summerhouse and with fence surround providing a high degree of privacy. Approximate factor charges of £150 per annum for the communal areas in the estate.

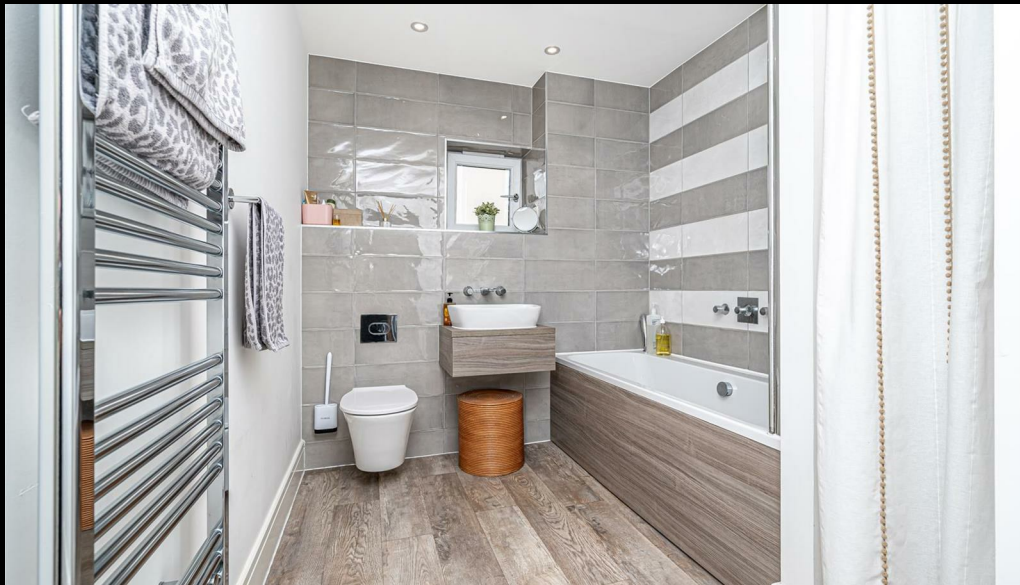
VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699 000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

PROPERTY TO SELL?

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 01383 699 000 | 07977 170505. Arrange a free valuation online at AMAZINGRESULTS.com.





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What's your home worth? We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

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