



Morgans

PROPERTY

16 Pitdinnie Avenue, Cairneyhill, KY12 8BP

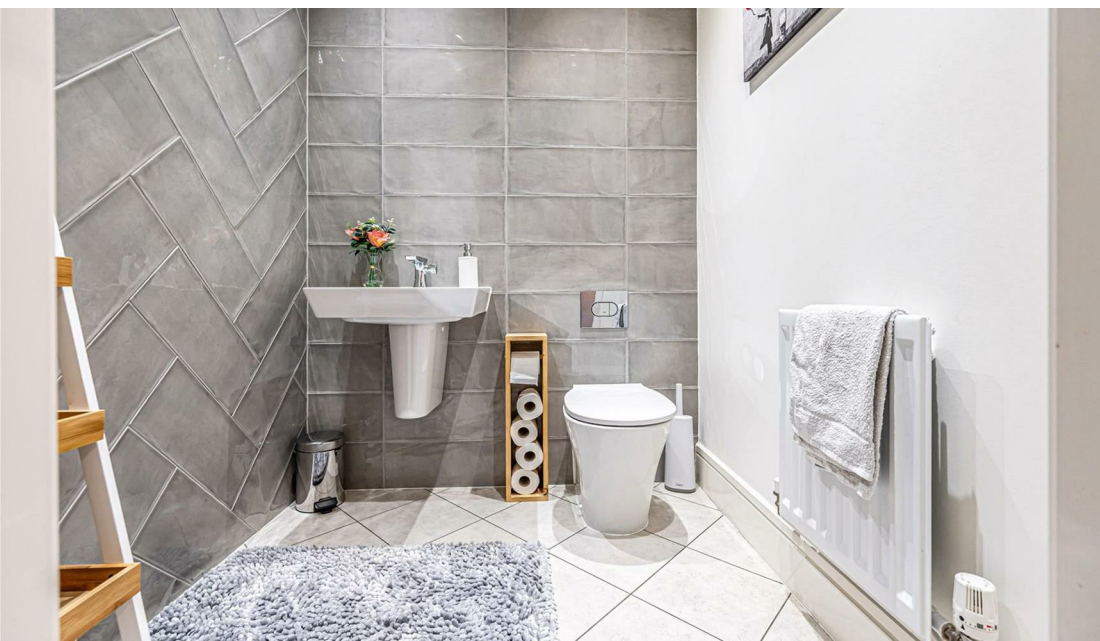
Offers Over £365,000







Beautifully presented detached executive villa by Avant Homes. The property is a credit to the present owners which must be viewed to be appreciated. A truly fabulous family house with quality fixtures and fittings and high specification appliances. Low maintenance landscaped gardens which are beautifully maintained and fully enclosed providing a child and pet safe environment. Decked area for outdoor entertaining. The accommodation briefly comprises reception hall, w.c facilities, utility cupboard, lounge, dining kitchen with bi-fold doors to grounds. On the upper level there are four double bedrooms with stylish en-suite and fully tiled family bathroom with double cubicle. Good storage and access to attic. The double monobloc driveway leads to single garage and the property is double glazed with gas central heating. Essential viewing.





LOCATION

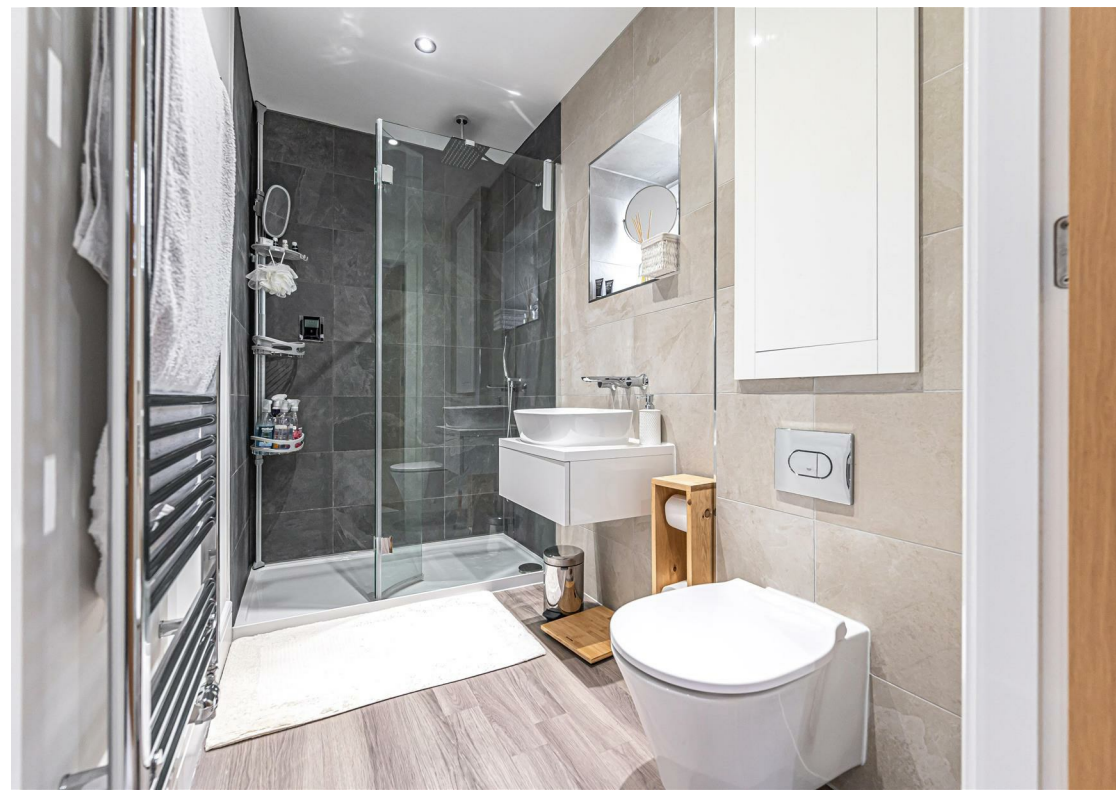
The property is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which includes local shops, post office, petrol station, hotel, garden centre, car garages, nursery/ primary school, community centre and church together with Forrester Park Golf and Country Club. There is also quick easy access to the M90/M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There is a regular bus service providing easy access to the nearby city of Dunfermline where a wider range of facilities can be found.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

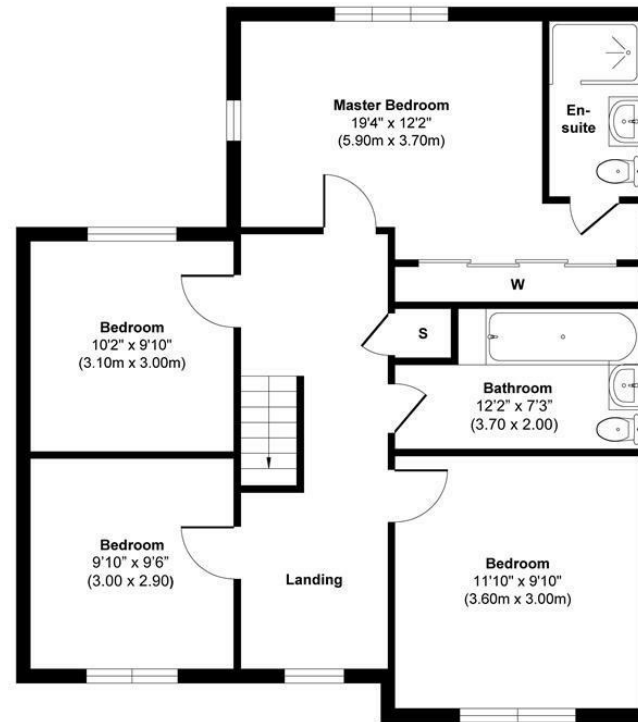
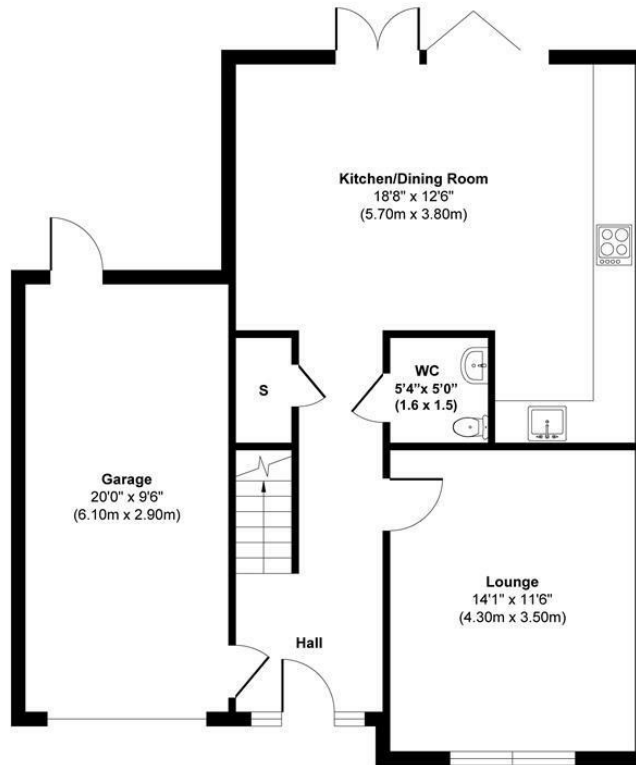
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











Approx. Gross Internal Floor Area 1570 sq. ft / 145.84 sq. m

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



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.