

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**14 Glenavon Drive, Cairneyhill, KY12 8XG**  
**Offers Over £189,500**





An exceptional opportunity to acquire this beautifully presented three-bedroom semi-detached family home, ideally situated within a well-established and highly sought-after residential area of Dunfermline. Occupying a peaceful position with attractive open views to the rear. Entrance hall, Lounge, Dining area, Stylish fitted kitchen (French doors to garden), 3 Bedrooms, Bathroom with shower. Neatly presented gardens to the rear. Double glazing. Gas central heating. Garage and driveway (with EV charger). Ideal choice for families, first-time buyers and those seeking flexible living space. Immaculately presented. Quality flooring throughout. Internal viewing is a must! EPC - D. Council tax - D. Freehold.



## LOCATION

Cairneyhill is a sought after residential village that enjoys a semi rural situation some 4 miles west of Dunfermline town centre on the A994 (Dunfermline/Glasgow via Kincardine Bridge). The village is ideally placed for all local centres of employment and is also favoured by commuters to Edinburgh. There is a good primary school, local shops for day to day necessities, a thriving church and two licensed premises. More comprehensive amenities are to be found in Dunfermline to which there is a regular bus service. The railway stations at Dunfermline and Inverkeithing offer regular commuter services to Edinburgh which is also readily accessible via the Forth Road Bridge (7 miles). There are many areas of natural beauty both around the village and within a short driving time.

## PROPERTY - SEMI DEATCHED VILLA

- 2 public rooms
- 3 Bedrooms
- Bathroom with shower
- Bright accommodation
- Immaculately presented
- Modern decor
- Great family home
- Move in condition
- Quality flooring throughout
- Modern decor
- Attractive gardens
- Lovely, open outlook to rear
- Driveway (EV Charger point)

## ACCOMMODATION

### Hall

With an understairs storage cupboard. Door to dining area.

### Dining Area 4.04 m x 2.13 m / 13'3" x 7'0"

This is a lovely bright room, which has French doors leading to the garden. The dining area is open plan with the kitchen. Rear.

### Kitchen 2.46 m x 2.04 m / 8'1" x 6'8"

This is a stylish fitted kitchen which has been upgraded in recent years. Side and rear.

### Lounge 4.59 m x 3.13 m / 15'1" x 10'3"

This is a lovely proportioned lounge, which features a large picture window. Front.

### Landing 2.63 m x 1.78 m / 8'8" x 5'10"

The landing has doors leading to the 3 bedrooms and family bathroom.

### Bedroom 1

The main double bedroom is located to the front.

### Bedroom 2

The second double bedroom enjoys the benefit of a built in wardrobe. Rear.

### Bedroom 3

The third bedroom is currently used as a study. Front.

### Bathroom 2.08 m x 1.78 m / 6'10" x 5'10"

This attractive bathroom is fitted with a modern white suite with a shower set over the bath. Front.

### Gardens

The property enjoys neatly presented areas of garden ground to the front and rear of the property. The rear garden is fully enclosed offering a pet and child safe environment. Attractive outlook.

### GARAGE/DRIVEWAY

There is a single garage accessed via a chipped and slabbed driveway. The property enjoys the benefit of a Electric Vehicle charging point.

### HEATING

Gas central heating

### GLAZING

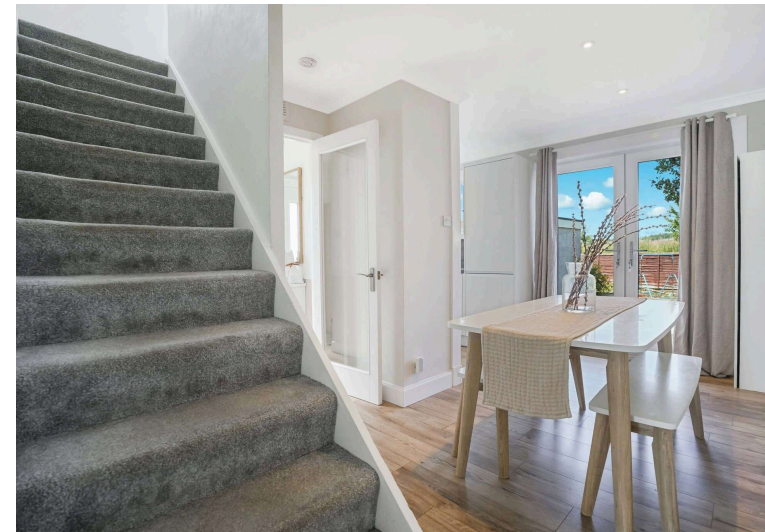
Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.























## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be  
submitted directly to Ross & Connel by calling  
01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and  
market appraisal on your property please contact  
Lee-Anne Smith at Ross & Connel on 01383 721156

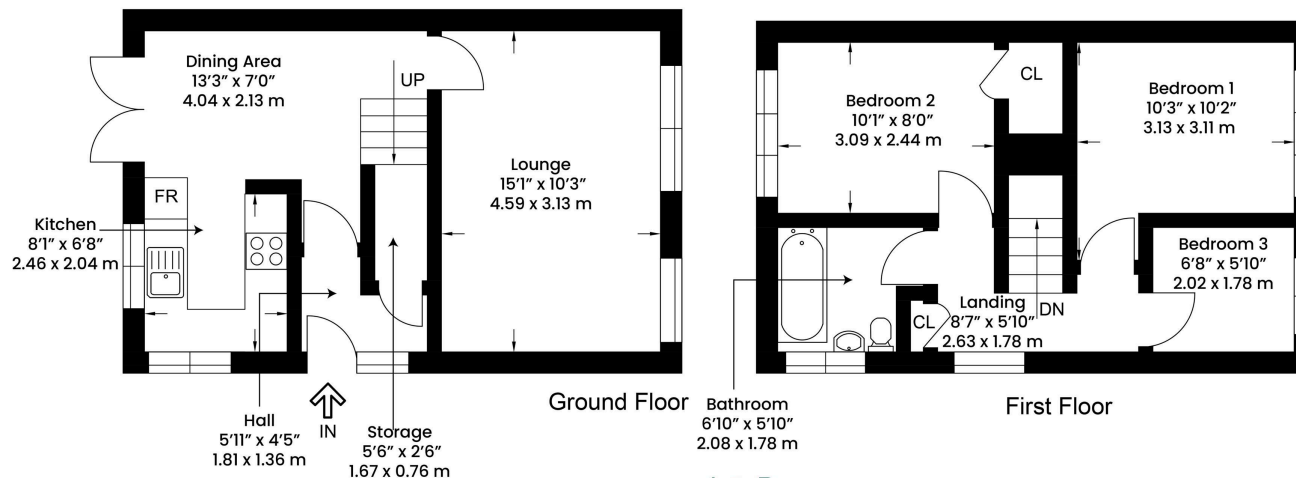
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy  
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,  
intrusions and fitted furniture. They have been chosen to  
indicate the general size and shape of each room only.  
Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,  
please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through  
cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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