



27 Glenavon Drive, Cairneyhill, KY12 8XQ

Offers Over £115,000





Well-presented first-floor flat



Generous lounge



Separate kitchen



EPC Rating -



Two bedrooms with wardrobes



Contemporary wet room



Built-in storage throughout/attic



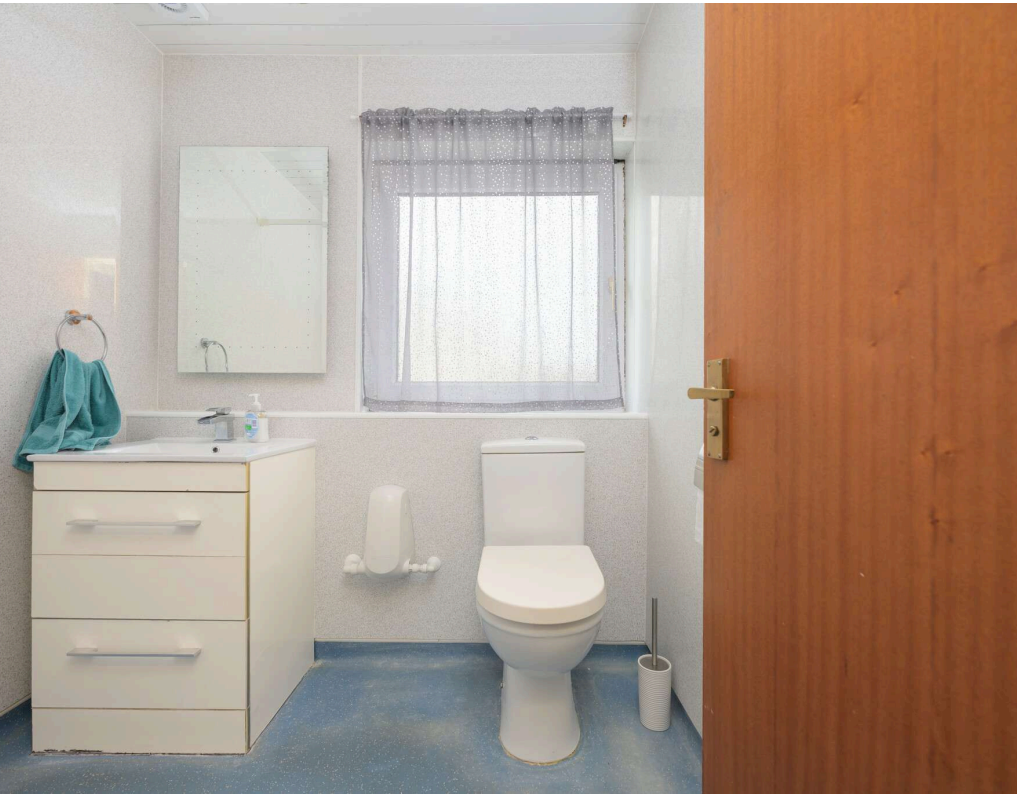
Council Tax Band -





Welcome

A well-presented two-bedroom first-floor flat situated in the sought-after village of Cairneyhill, offering comfortable and convenient accommodation in a peaceful residential setting. This property is ideally suited to first-time buyers, downsizers, or investors looking for a quality home in a popular commuter village. The garden to the side is chipped for easy maintenance with drying poles. The accommodation is entered via private entrance and staircase into hallway with useful built-in cupboard storage, leading through to a bright and spacious lounge — a well-proportioned and comfortable living space. The separate kitchen is neatly fitted with ample units and worktop space for everyday use. A wet room completes the main accommodation. There are two bedrooms, both benefiting from built-in twin wardrobes, providing excellent storage throughout and attic space. This property benefits from a lockup/garage adjacent to the properties. There is ample on street and visitors parking.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. AWM and Fridge Freezer included. Please note the window hopper in front bedroom is broken.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

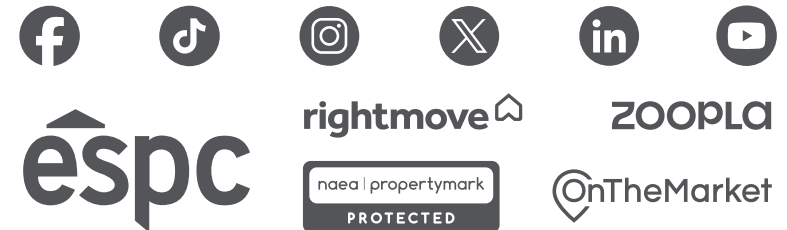
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All measurements are approximate and for display purposes only

Total Area: 59.7 m² ... 643 ft²



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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.