



Stevenson Marshall
Property & Law

7 Dovecot Avenue
Caireyhill, KY12 8BU

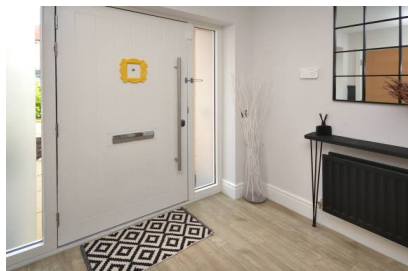
Offers in the region of £345,000

7 Dovecot Avenue, Cairneyhill

A most impressive detached villa (Avant Homes Circa 2018) with beautifully presented accommodation throughout and neat south facing gardens to rear.

The property boasts a flexible internal layout which includes a reception hallway, lounge, luxury dining kitchen/family room (with feature sitting area, breakfast bar, integrated appliances and bi-fold doors), large WC/cloaks, upper landing, four good sized bedrooms, master en-suite and family bathroom.

Gas central heating and double glazed windows are installed. The property boasts tasteful décor, stylish wall paneling, high specification fixtures and finishing, contemporary flooring, feature lighting and excellent storage throughout.





Room sizes and accommodation

Entrance hallway

Lounge

14'4 x 11'8 (4.37m x 3.56m)

Dining kitchen

19'1 X 11'7 (5.82m x 3.53m)

WC/cloaks

5'5m x 5'3 (1.65m x 1.60m)

Upper landing

Bedroom 1

13'6 x 12'1 (4.11m x 3.68m)

En-suite

4'7 x 8'6 (1.40m x 2.59m)

Bedroom 2

11'8 x 9'10 (3.56m x 3.00)

Bedroom 3

9'10 x 9'10 (3.00m x 3.00)

Bedroom 4

9'10 x 9'5m (3.00m x 2.87m)

Bathroom

10'10 X 7'3 (3.30m x 2.21m)

7 Dovecot Avenue, Cairneyhill

There are neat garden grounds to front and rear which are mainly laid to lawn with a generous patio areas, timber garden shed and peaceful south facing aspect to rear. A garage and driveway to front provide ample off street parking for several vehicles.

Dovecot Avenue forms part of a small sought after development (Avant Homes), located on the outskirts of Cairneyhill. It lies only four miles due west of Dunfermline City Centre and offers an excellent reputation with purchasers of all age groups. There is a hotel and golf course close by, together with a well reputed primary school and local shopping. Regular bus services operate connecting Cairneyhill with Dunfermline, Stirling and Glasgow. For commuters Cairneyhill allows easy access to a fast network of roads leading both west and to Edinburgh itself.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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