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Solicitors, Estate Agents & Business Lawyers

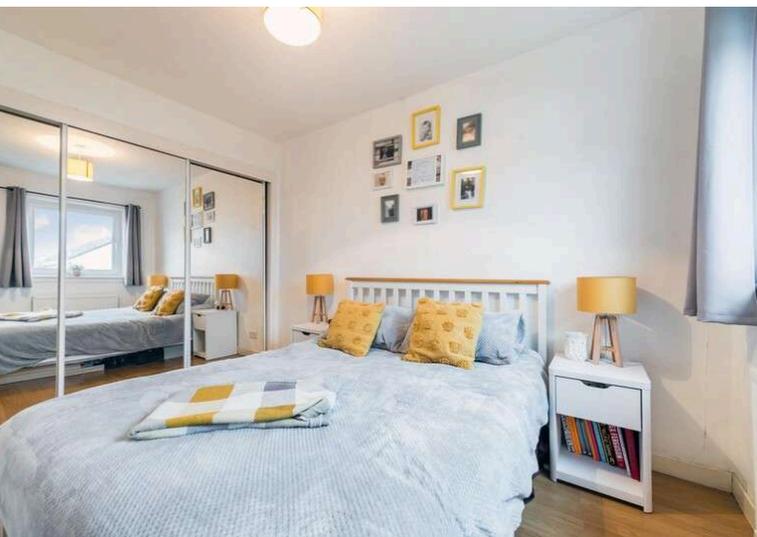


43 Glenavon Drive, Cairneyhill, KY12 8XQ
Offers Over £89,000



A bright and well proportioned first floor flat enjoying a pleasant location within a much sought after residential area.

Entrance stair, Hall, Lounge, Modern fitted kitchen, 2 Double bedrooms (Built in wardrobes). Smart Shower room. Gas central heating. Double glazing. Good sized private garden to rear. Neatly presented. Modern decor. Laminate flooring. EPC - C. Good energy efficiency. Ideal start home. Buy-to-let opportunity.



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.

TRAVEL DIRECTIONS

To reach the property from Dunfermline, travel west on the A994, pass through Crossford and Cairneyhill is the next village thereafter. Proceed along Main Street and turn second right into Drummormie Road, which leads onto Glenavon Drive. Number 14 is located on the right, where indicated by our 'for sale' board.

PROPERTY

- Private entrance stair
- Hall
- Living room
- Fitted kitchen
- 2 Double bedrooms (with built in storage)
- Shower room
- Double glazing / gas central heating
- Private gardens
- Modern decor
- Ideal starter home / Buy-to-let opportunity

ACCOMMODATION

Private Entrance stair
with stairs to upper level. Small storage cupboard

Hall

With replacement panelled doors to living room, 2 bedrooms and the shower room.

Living Room

A good sized living room featuring laminate flooring. Door to kitchen. Front.

Kitchen 3.00 m x 2.50 m / 9'10" x 8'2"

Modern fitted kitchen. Laminate flooring. Rear.

Bedroom 1 3.50 m x 2.80 m / 11'6" x 9'2"

A good sized double bedroom enjoying the benefit of a triple built in wardrobe with sliding mirror doors. Laminate floor. Front.

Bedroom 2 3.00 m x 2.70 m / 9'10" x 8'10"

The second bedroom is also of double proportions and has built in storage. Laminate flooring. Rear.

Shower Room 2.00 m x 2.00 m / 6'7" x 6'7"

A modern fitted shower room which has been fully tiled. Rear.

Garden

This property enjoys a well proportioned area of private garden ground to the rear, which comprises a chipped area, an area of decking and an area of artificial lawn. The garden is fully enclosed by fencing. There is also a small garden area to the side of the property.

HEATING

The property has gas central heating

GLAZING

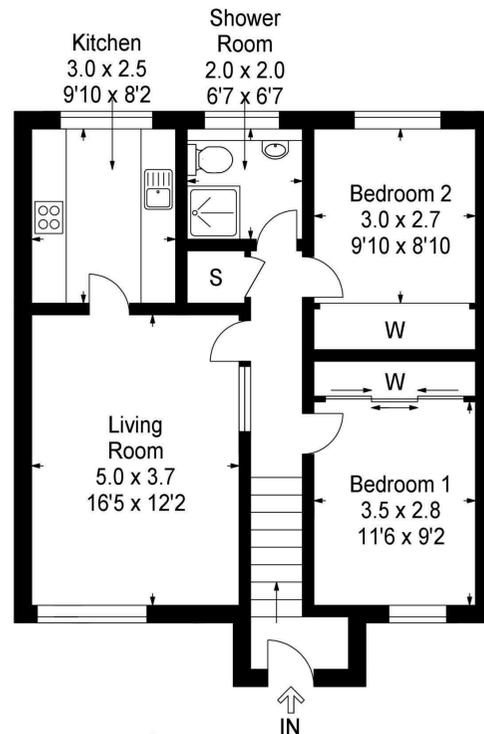
The property has double glazing

EXTRAS

All the 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.



VistaBee
DIGITAL CONTENT CREATION

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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VIEWING

Contact Ross & Connel on 01383 721156

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 Alan Dear at Ross & Connel on 01383 721156

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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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