



**OFFERS OVER
£139,000**

**ATTRACTIVE AND SPACIOUS 3
BED SEMI DETACHED VILLA IN
QUIET RESIDENTIAL AREA**

**HALL
LOUNGE
DINING ROOM
KITCHEN
THREE BEDROOMS
BATHROOM
FRONT AND REAR GARDENS
GCH & DG
SINGLE GARAGE
EPC RATING C**



SITUATION

Cairneyhill is a small village in west Fife some three miles west of Dunfermline. A popular location for commuters to Edinburgh, Glasgow, Stirling or Kirkcaldy. The village is located north and west of the A985, a major trunk road that provides fast travel by car or bus to the Kincardine Bridge, the M90 Motorway and the Forth Bridge crossings. The village hosts a number of local businesses and amenities including shops, golf course and school.

PROPERTY

28 Glenavon Drive is an attractive and spacious 3 bed semi detached villa set within a quiet estate. The estate is well situated for the local school, access to commuter links and public transport links.

Internally the property is in good decorative order throughout and offers move in accommodation. There is gas central heating, double glazing, and good storage facilities.

Externally there are attractive gardens to front and rear of the property. There is a driveway providing parking for 2 cars and leads to a single garage. There is also ample on street parking surrounding the property.

ACCOMMODATION

HALL 1.98m x 1.44m (6'6" x 4'9")

Under stair storage cupboard. Radiator. Carpet.



LOUNGE 4.47m x 3.18m (14'8" x 10'5")

Bright and spacious lounge. Window to front. Radiator: Carpet.

KITCHEN 2.30m x 2.19m (7'7" x 7'2")

Modern fully fitted kitchen with matching wall and base units. Window to rear: Window to side. Free standing gas cooker and fridge. Space for washing machine. Integrated cooker hood and sink and drainer. Boiler: Vinyl flooring.

DINING ROOM 4.26m x 3.00m (14' x 9'10")

Spacious dining area. Door to rear garden. Staircase to upper level. Telephone point. Radiator: Carpet.

LANDING 2.56m x 1.72m (8'5" x 5'8")

Window to side. Built in airing cupboard. Carpet.

BEDROOM ONE 3.38m x 3.19m (11'1" x 10'6")

Spacious double bedroom with fitted wardrobes and storage cupboards. Window to front. Radiator: Carpet.

BEDROOM TWO 3.27m x 2.65m (10'9" x 8'8")

Double bedroom with window to rear. Open storage with hanging rail. Hatch to attic space. Radiator: Carpet.

BEDROOM THREE 2.34m x 1.84m (7'8" x 6')

Single bedroom with window to front. Radiator: Carpet.

BATHROOM 2.41m x 1.72m (7'11" x 5'8")

White three-piece suite comprising bath with electric shower; wash hand basin and WC. Opaque window to side. Wall mounted mirrored cabinet. Radiator: Vinyl flooring.

GARDENS AND GROUNDS

There are gardens to the front and rear of the property. The front garden has an area of lawn with borders. There is a driveway providing parking for 2 cars and leads to a single garage. To the rear there is an area of lawn, patio and a garden shed.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances, the gas cooker, fridge, and the garden shed.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

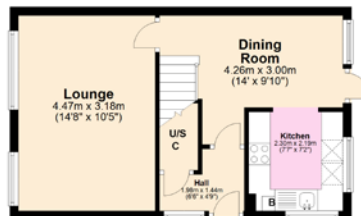
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

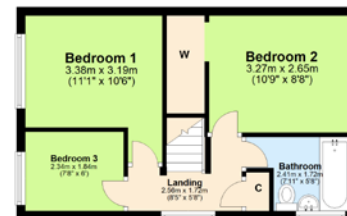
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor
Approx. 48.3 sq. metres (519.6 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.3 sq. feet)



floorplan by Mike Dooley Photography 07730 560286

This is only a guide to the floor plan and should not be used as a basis for any prospective purchase. The accuracy of the floor plan, measurements and dimensions are approximate and is responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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