



- Well Presented Semi Villa
- 2 Doubles One Single
- Attractive Lounge & Dining Hall
- Fitted Kitchen Spacious Conservatory
- Modern Family Bathroom
- Double Glazed Gas Heating
- Gardens Front & Rear
- Mono block Driveway
- Viewing Recommended

To make an appointment to view:

Call: 01383 739729 Click: www.your-move.co.uk Come In: To your nearest branch

YOUR MOVE, 11 New Row, Dunfermline, Fife, KY12 7EA. Tel: 01383 739729

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The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

DIRECTIONS

Enter the village of Cairneyhill on the A994 from Dunfermline. Proceed through the main street taking a right onto Drummormie Road and Glenavon Drive is at the very bottom of Drummormie Road (the road curves to the left). Proceed for some distance taking next left again on to this part of Glenavon Drive.

LOCATION

Located to the west of Dunfermline, the village of Cairneyhill offers a selection of local shops, bars and schooling at nursery and primary level. There is a wider selection of shops, bars, restaurants, churches, cinema and recreational amenities available in nearby Dunfermline. The village is a popular commuter base offering access to the Forth and Kincardine Bridges, the motorway network and beyond, with park 'n' ride facilities available via the rail network in nearby Dunfermline. There is also a local bus service available to Dunfermline and beyond.

DESCRIPTION

Your Move are delighted to present this three bedroomed semi detached villa set in a popular residential locale within the sought after rural village of Cairneyhill. Well presented throughout, this villa offers flexible accommodation on two levels and comprises: entrance, dining hall, fitted kitchen, attractive lounge, generous conservatory, and top floor brings two double bedrooms and one single bedroom with modern family bathroom. The subject benefits from double glazing and gas central heating, and externally boasts well maintained gardens to the front and rear with mono blocked driveway to accommodate a number of vehicles. Early viewing is highly recommended.

DINING HALL

/ENTRANCE: Enter via double glazed UPVC security door with double glazed side panel to bright reception area decorated in cream tones. Carpet to floor. Two ceiling lights. Provides access to the lounge, the kitchen, the stairwell, the conservatory and walk in cloaks closet. Currently used as a dining hall as provides ample space for formal and informal dining table and chairs but could equally be family sitting area or study facility.

LOUNGE

3.38m x 4.50m (11'1" x 14'9")

Stylish main reception room decorated in popular neutral tones with picture double glazed window overlooking the front garden and further double glazed window also to the front. Central ceiling light. Laminate to floor. TV point. Telephone point. Double panel radiator.

KITCHEN

2.26m x 2.41m (7'5" x 7'11")

Fitted kitchen with selection of wall and base mounted units in wooden finish with contrasting wipe clean work top and ceramic tiled splash back. Double glazed window to the side and double glazed window looking into the conservatory. Laminate to floor. Inset sink with side drainer. Inset spotlights to ceiling. Plumbed for automatic washing machine. Gas cooker included in sale price.

CONSERVATORY

3.00m x 4.19m (9'10" x 13'9")

Spacious conservatory, double glazed on two sides offering views over the rear garden. Provides a plethora of uses, eg family room or further dining area. Double glazed security door provides views and access into the rear garden. Double panel radiator. Wall light detail.

STAIRS TO:-

/LANDING: Bright and airy stairwell with wooden handrail and carpet to floor leading to landing area. Double glazed window to side. Provides access to all bedroom accommodation, bathroom and airing cupboard.

BEDROOM

1.80m x 2.31m (5'11" x 7'7")

Currently used as study/office facility. Bright room with double glazed window offering elevated views to the front. Carpet to floor. Central ceiling light. Radiator.

BEDROOM

3.20m x 2.59m (10'6" x 8'6")

Well presented, currently decorated as child's room but of double size. Double glazed window to front. Carpet to floor. Radiator. Central ceiling light. Ample space for free standing furniture.

BEDROOM

3.28m x 2.64m (10'9" x 8'8")

Charming double room with double glazed window offering elevated views to the rear. Radiator. Carpet to floor. Central ceiling light. Fitted robes offer integral shelved and hanging rail space and also provide loft access via Ramsay ladder. The loft is floored with light and power. Ample space for free standing furniture.

BATHROOM/WC

1.85m x 1.78m (at narrowest point) (6'1" x 5'10")

Lovely modern three piece white suite comprising WC, wash-hand basin with pedestal format, and bath with overhead electric shower. Tiled from floor to ceiling height in white with interspersed decorative tile detail and border tile detail. Chrome accessories. Opaque double glazed window to side. Chrome heated towel rail. Central ceiling light.

EXTERNAL

REAR GARDEN: Well maintained, enclosed by timber fence and mature conifer hedgerow with rotary clothes drier and timber shed. Laid predominantly to lawn with slab patio area ideal for al fresco entertaining. FRONT GARDEN: Laid predominantly to lawn with border beds.

DRIVE

Presents off-street parking for a number of vehicles and is laid to mono block.

EXTRAS

Included in the sale are light fittings and fixtures, blinds and curtains, fitted floorcoverings, cooker, fridge freezer and shed. Some items of furniture will be available under separate negotiation for purchase.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

All Measurements are Approximate

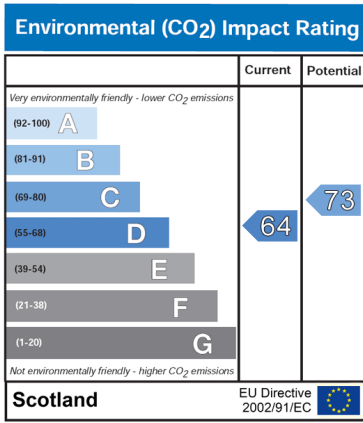
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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OFFICE OPENING HOURS:

Mon - Fri 9:00 - 5:30 Sat 9:00 - 1:00 Sun - Closed

PROPERTY REFERENCE NUMBER:

527/439/112

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