



LUXURY HOMES COLLECTION

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32 CLOVER WAY *BLAIRHALL, KY12 9JY*







32 Clover Way

Situated on the edge of the popular village of Blairhall, No. 32 Clover Way presents an exceptional opportunity to acquire a stunning 4 bedroom Detached Family Villa with mono bloc drive, integral garage and generous, easily-maintained private garden. Built in 2007 and extending over an impressive 1,550 square feet, this beautifully appointed Lomond home is offered in move-in condition, showcasing many quality fixtures and fittings throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge with family dining room off, perfect for both relaxation and entertaining. The heart of the home is the stylish fitted kitchen complete with built-in appliances, which is complemented by a convenient utility room, integral access to garage and a separate WC. This well-designed layout ensures that both functionality and modern living are seamlessly integrated.

The upper level features four generously-sized double bedrooms, each equipped with fitted wardrobes, providing ample storage space. The master bedroom benefits from an en-suite shower room, while a luxurious four-piece family bathroom serves the remaining bedrooms, ensuring comfort for all. The home is double glazed and features solar panels and gas central heating, ensuring warmth and energy efficiency throughout the year.

This impressive detached house epitomises contemporary living, offering a perfect blend of comfort and elegance in a desirable location. Don't miss the chance to make this exceptional property your new home.

Offers Over £289,950



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DESCRIPTION

This outstanding 4 bedroom Executive Detached Villa at No. 32 Clover Way is a true gem waiting to be discovered enjoying a prime location within this modern development on the edge of the popular village of Blairhall.

Boasting two reception rooms and four bedrooms, this property offers beautifully proportioned accommodation filled with luxury touches and finishings throughout, perfect for a growing family or those who love to entertain.

The home features on the ground floor a bright welcoming reception hall, cloaks/WC, a spacious lounge and family dining room with french doors to a paved patio area. The beautifully fitted kitchen complete with integrated appliances leads to the utility room and integral access to the large single garage.

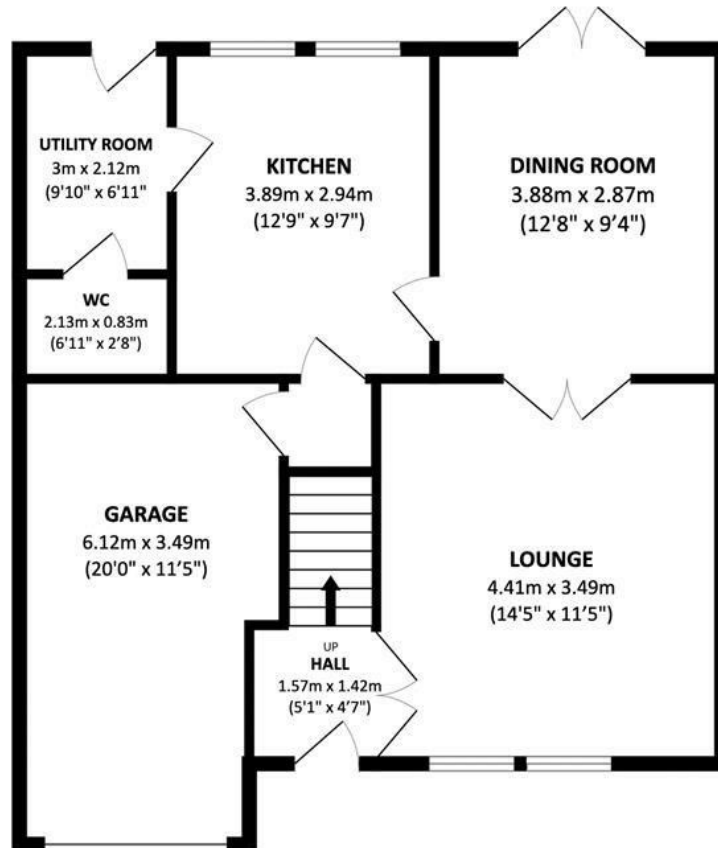
The upper floor comprises a spacious landing leading to 3 excellent double bedrooms and a delightful master bedroom with Juliet balcony, built-in wardrobes and modern en-suite shower room. There's a luxury 4-piece bathroom that will delight all who view.

In conclusion, this Executive Detached Home in Blairhall is a rare find that ticks all the boxes - from its spacious layout to its convenient location and generous private garden with mono bloc parking and large single garage.

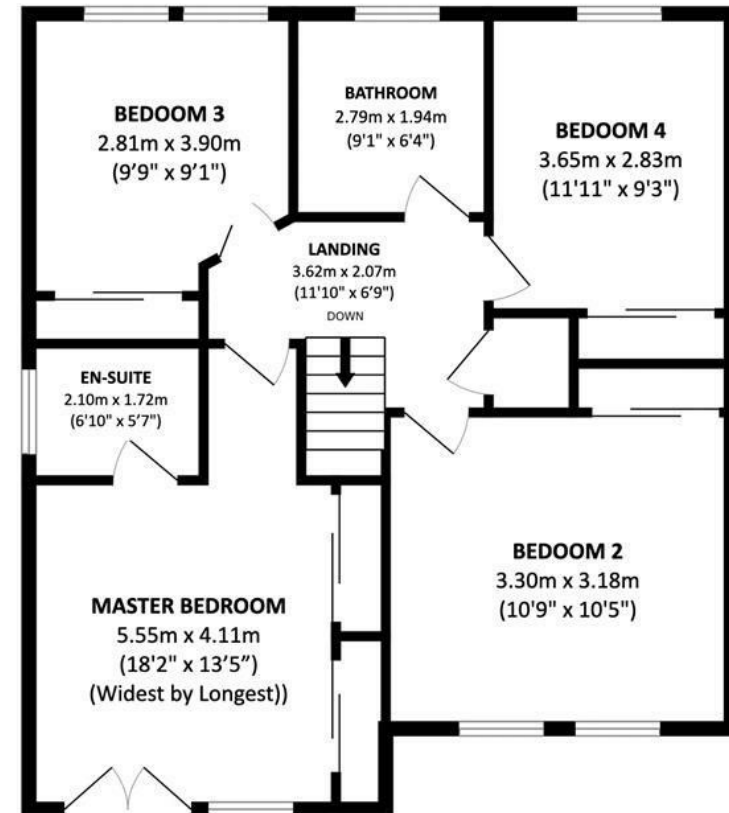
Viewing is highly recommended for those looking to make a move to a property that offers both comfort and style. Call your local Professional Estate Agent Colin Jenkins at AMAZING RESULTS! Estate Agents today to book your viewing appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

The property is located in the popular West Fife village of Blairhall which provides local shopping, community centre and primary school with more local amenities in nearby Comrie and Oakley. With bus and road links taking you towards the City of Dunfermline (approx 6 miles) this provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links (railway stations at Alloa, Dunfermline, Rosyth and Inverkeithing) making the area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland. Blairhall is also well placed for access to the A985 towards Kincardine Bridge (approx 6 miles) giving swift access south and west to Falkirk and Glasgow.

KEY FEATURES

- * Outstanding Detached Family Villa
- * Popular Edge Of Village Location
- * Lounge & Dining Room (French Doors)
- * Superb Fitted Kitchen (Integrated Appliances)
- * Utility Room & WC
- * Master Bedroom (En-Suite Shower Room)
- * 3 Further Double Bedrooms (Built-In Wardrobes)
- * Luxury Family Bathroom
- * Private Enclosed Gardens
- * 3/4 Car Mono Bloc Driveway With EV Point
- * Gas Heating, Solar Panels & Double Glazing

EXTRAS

All fitted floor coverings, blinds and integrated kitchen appliances are included in the sale.

GARDENS, GARAGE & PARKING

Outside, the property boasts large easily maintained garden, fully enclosed with fence/wall surround providing a high degree of privacy and to create a safe environment for children and pets. Various seating and patio areas invite you to enjoy the outdoors, making it an ideal space for family gatherings or quiet evenings. External water supply.

Parking is a breeze with a monobloc driveway accommodating up to four vehicles, leading to a large integral garage equipped with, roller door, power and light. EV Charge point.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property on 01383 699 000.

INDEPENDENT MORTGAGE ADVICE

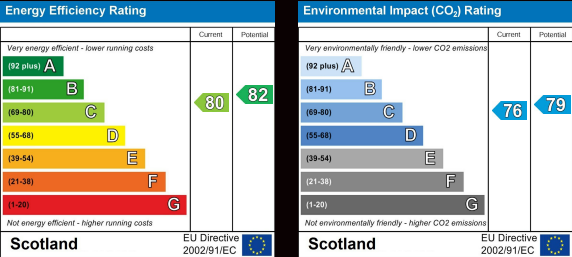
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