



Morgans

PROPERTY

14 Blair Grove, Blairhall, KY12 9LG

Offers Over £305,000







Absolutely stunning Lomond home, well appointed within the village and situated on a generous corner plot. The property is a credit to the present owners being offered in move in condition with quality fixtures and fittings throughout. The accommodation is stylish and modern briefly comprising entrance hall, lounge, dining kitchen and utility room with w.c facilities. On the upper level there are four double bedrooms all with fitted wardrobes, master en-suite and a four piece family bathroom which completes the property. Access to attic and good storage. There are beautifully maintained gardens to the front and rear which are fully enclosed providing a child and pet safe environment. Various seating and patio areas with feature decking, an idyllic haven offering privacy with mature plants and shrubs. A monobloc driveway gives access for several vehicles and leads to large garage with power and light. The property is double glazed with gas central heating.





LOCATION

The property is located in the popular village of Blairhall which provides local amenities of shops and schools with bus and road links taking you towards the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links 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 taking you to the west.

EXTRAS INC. IN SALE/AGENTS NOTE

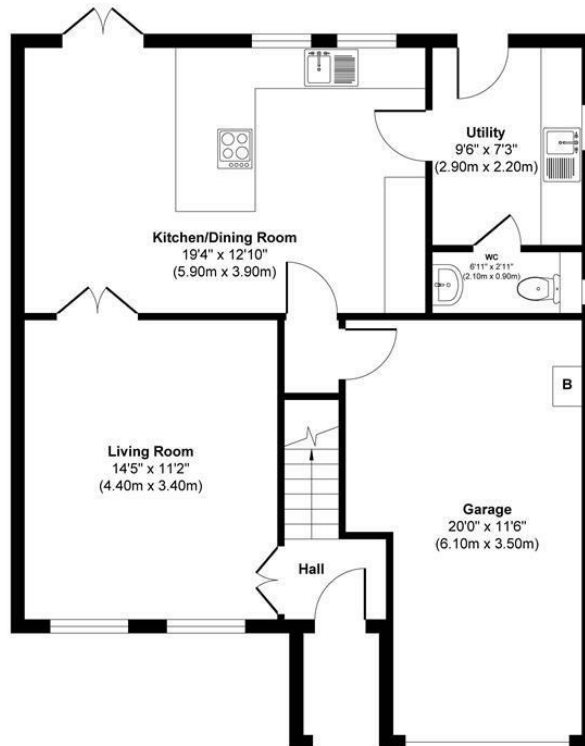
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price.

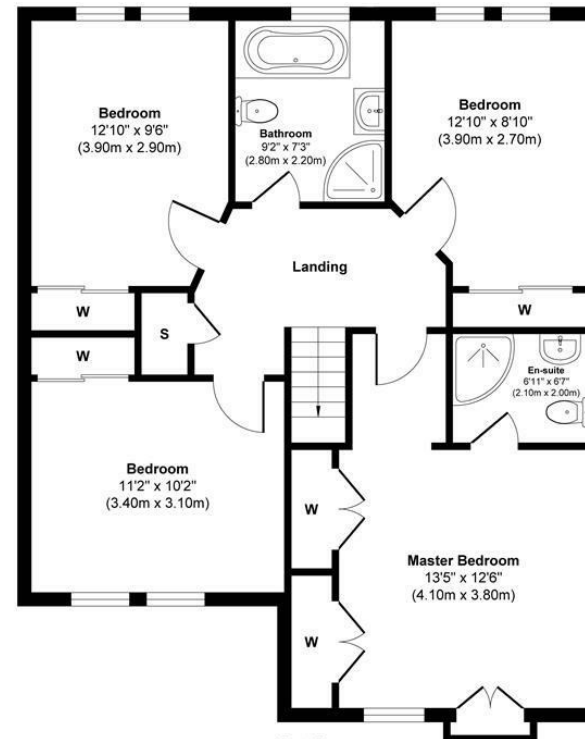








9^A MEDIA



Approx. Gross Internal Floor Area 1613 sq. ft / 149.92 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.