



**Morgans**

PROPERTY

19 Blair Grove, Blairhall, KY12 9LG

Offers Over £290,000

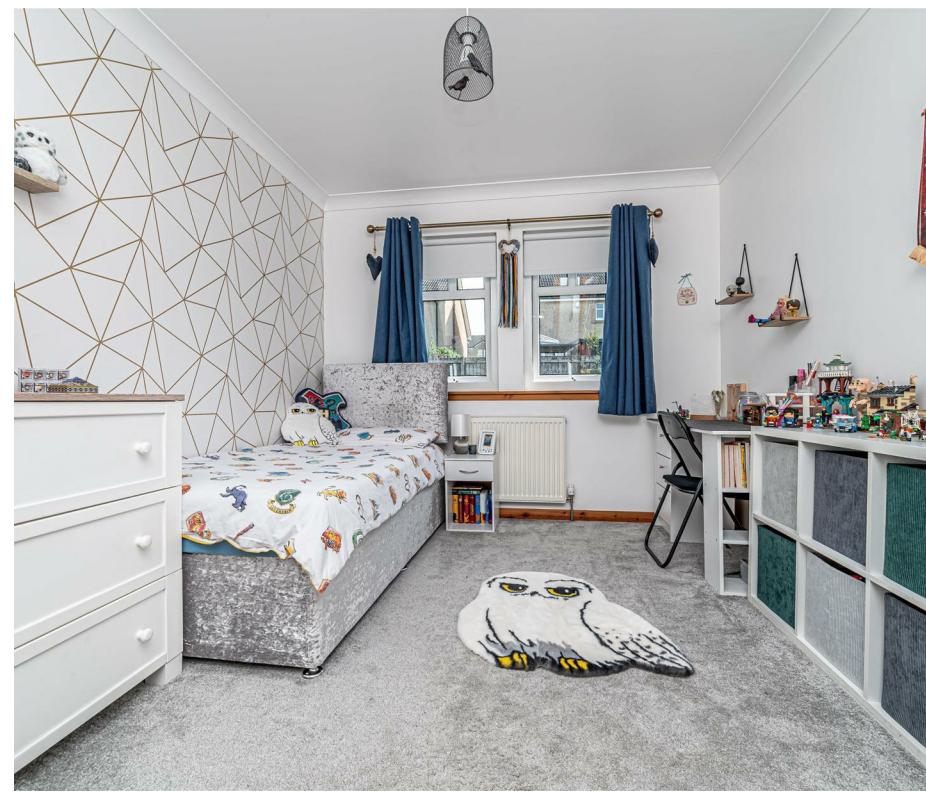






Absolutely lovely Lomond home, well appointed within the village and a credit to the present owners being offered in nice condition throughout. The accommodation is stylish and modern briefly comprising entrance vestibule, lounge, dining kitchen and utility room with w.c facilities. On the upper level there are four double bedrooms with master en-suite and four piece family bathroom. Access to attic and good storage. There are well maintained gardens to the front and rear fully enclosed providing a child and pet safe environment with raised decking and seating areas. Double monobloc driveway gives access to tandem garage. The property is double glazed with gas central heating.





#### LOCATION

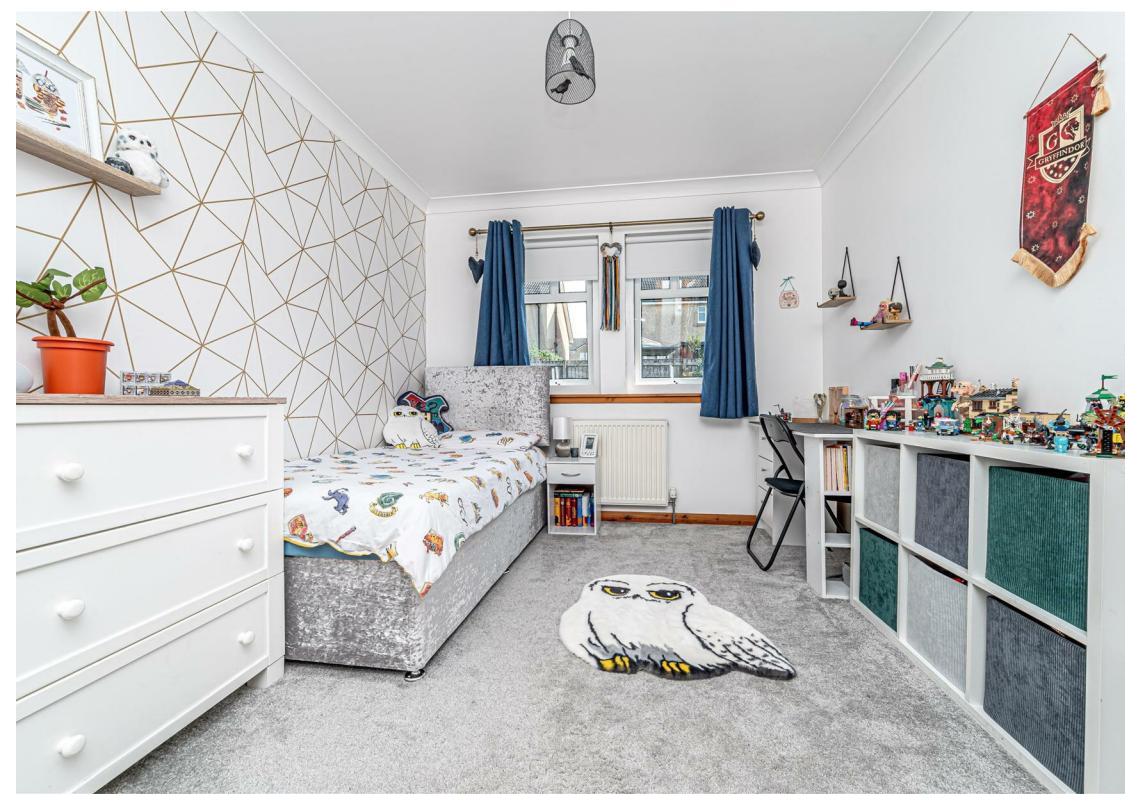
The property is located in the popular village of Blairhall which provides local amenities of shops and schools with bus and road links taking you towards the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making the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

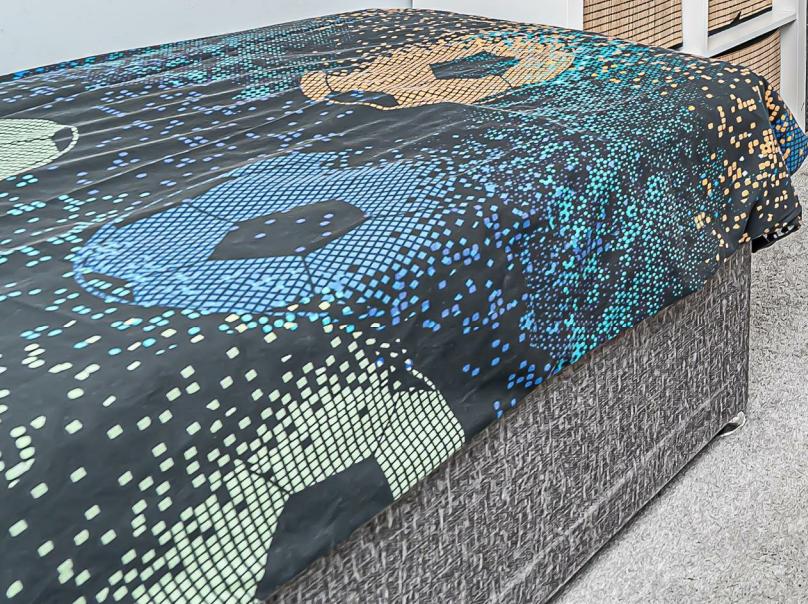
#### EXTRAS INC. SALE / AGENTS NOTE

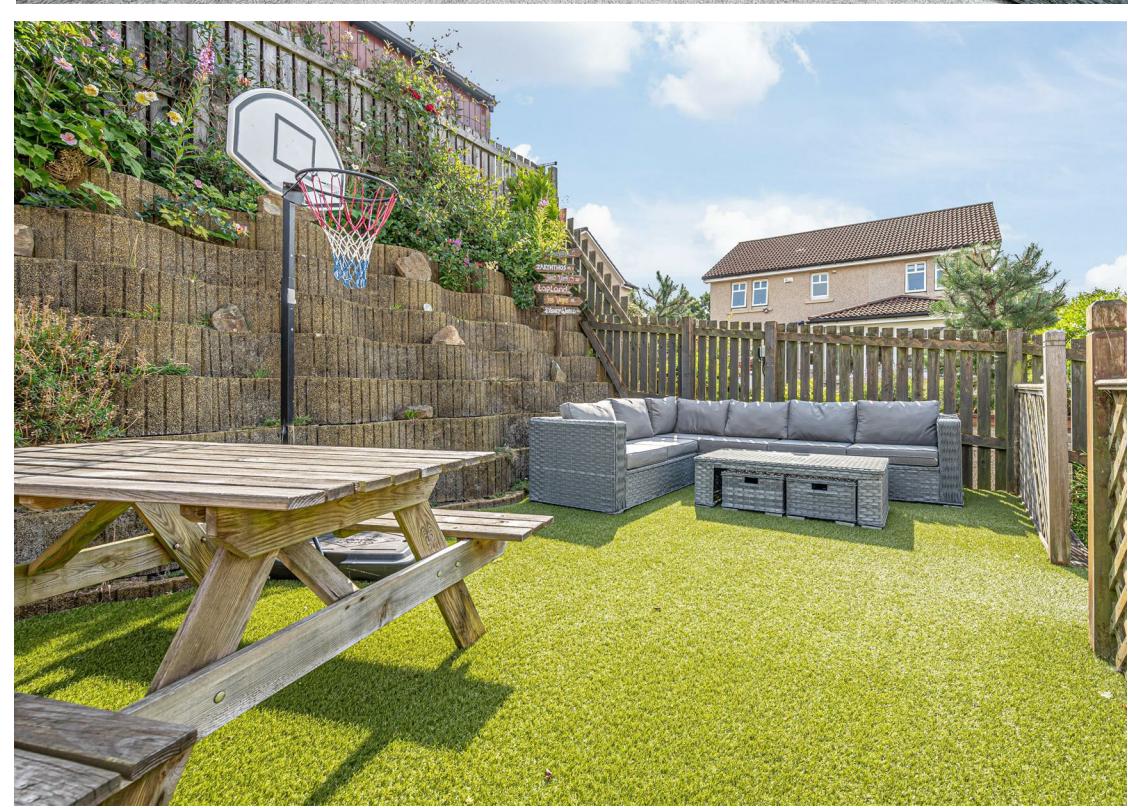
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

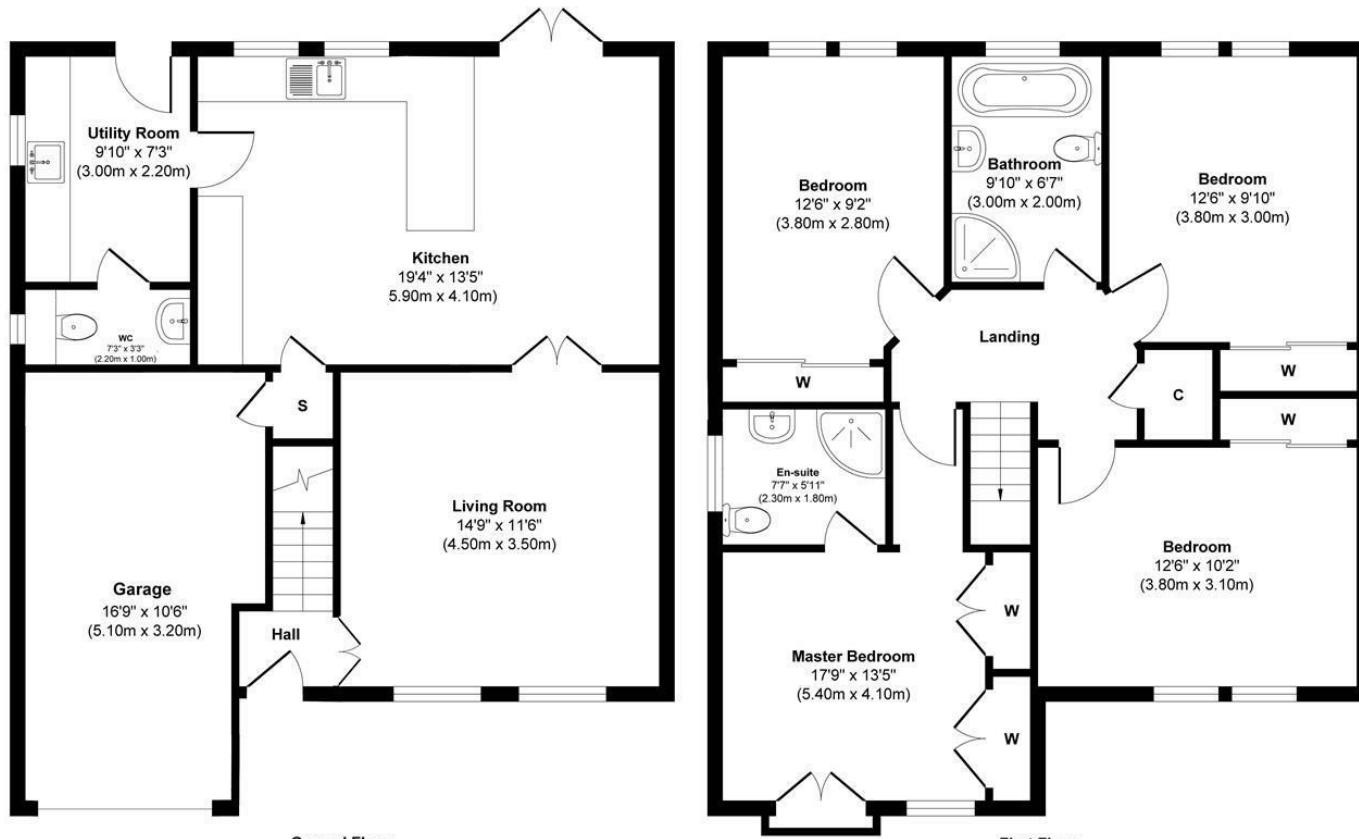
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.











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MEDIA

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PROTECTED

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.