



**Morgans**

PROPERTY

17 Blair Grove, Dunfermline, 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 reception hall, lounge, dining kitchen and utility room with w.c facilities. On the upper level there are four double bedrooms with master en-suite and dressing room together with 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 patio and seating areas. Monobloc driveway give access for several vehicles and leads to tandem garage. The property is double glazed with gas central heating with the added benefit of 4.9kw solar system with bird protection making this family home very economical to run.





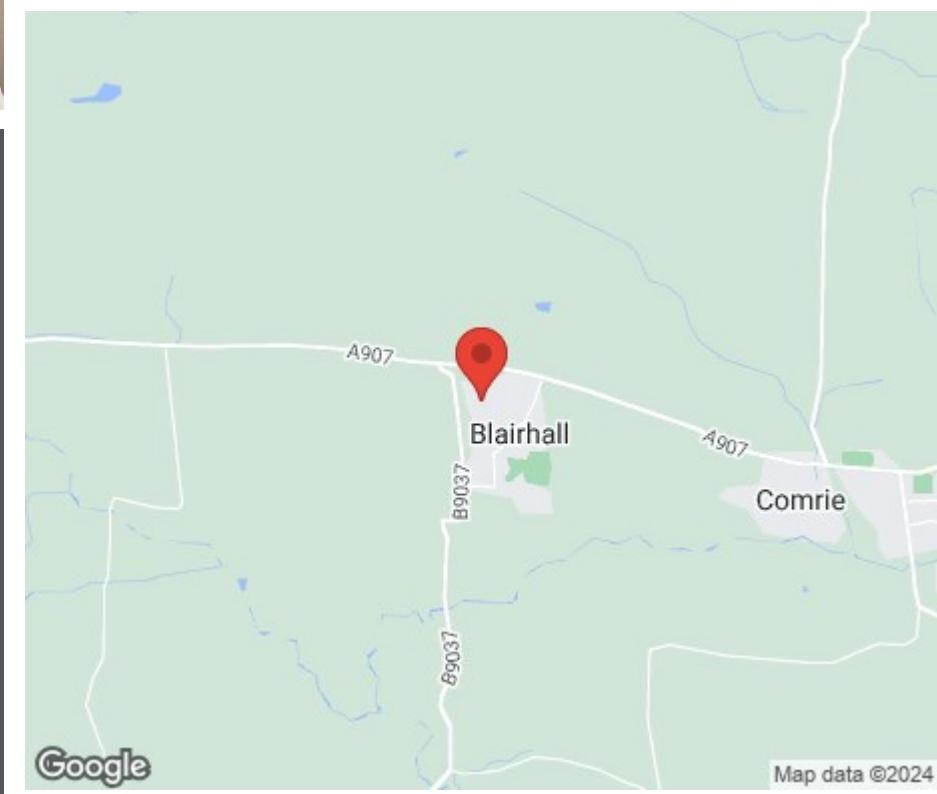
## LOCATION

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 to the interlinked system installed in this property.











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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