



M o r g a n s

109 SOUTH AVENUE  
BLAIRHALL, FIFE, KY12 9PH  
OFFERS IN THE REGION OF £75,000

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AVENUE  
BLAIRHALL  
KY12 9PH**

Well appointed and quietly situated end terraced villa offered in good condition with superb views over countryside and beyond. Ideally suiting a couple or young family, the subjects comprise entrance hall, lounge/dining area, modern breakfasting kitchen with appliances, two double bedrooms, boxroom ideal for a study/office and bathroom. The property benefits from double glazing and gas central heating. There are attractive gardens to the front and rear. Driveway leading to car port. Early entry available. EPC RATING D.

### 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.

### MEASUREMENTS

LOUNGE/DINER 20'5 x 10'6

B'FAST KITCHEN 10'5 x 8'4

BEDROOM 1 11'3 x 10'4

BEDROOM 2 12'6 x 9'0

BOXROOM 6'8 x 5'0

BATHROOM 6'5 x 5'5

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### EXTRAS INC. IN SALE

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

### VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

### TRAVEL DIRECTIONS

On entering the village of Blairhall approximately 5 miles west of Dunfermline, proceed through the village veering left into Rintoul Avenue and following road down to South Avenue, turn right where the property is situated on the left hand side as signposted.

### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

### AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

***Morgans***

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