



Morgans

8 Rintoul Avenue
Blairhall, Fife, KY12 9PW
Offers in the region of £45,000

**8 Rintoul Avenue
Blairhall
KY12 9PW**

Keenly priced spacious first floor flat in quiet cul-de-sac, ideal for family or couples, first time purchase and or buy to let. The subject comprises, entrance with stairs leading to lounge, fitted kitchen, two double bedrooms and bathroom with shower over bath. The property benefits from gas central heating and double glazing. There are private gardens. Early entry available. EPC RATING C.

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 15'0" x 13'1"

KITCHEN 11'0" x 7'0"

BEDROOM 1 12'1" x 12'1"

BEDROOM 2 12'1" x 10'1"

BATHROOM 7'0" x 4'1"

EXTRAS INC. IN SALE

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

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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 where the property is situated 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.

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