



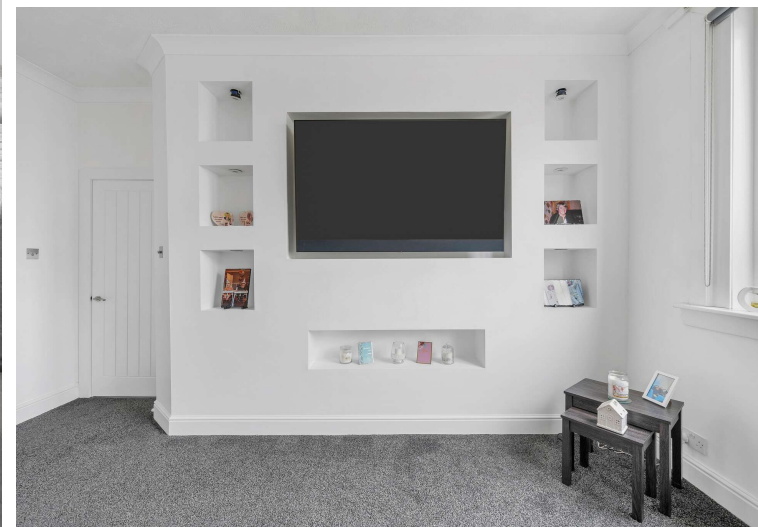
Morgans

PROPERTY

10 Houldsworth Street, Blairhall, KY12 9PU

Offers Over £84,950





Generously proportioned ground floor flat



Two generous double bedrooms



Impressive 15ft living room



Family bathroom



Breakfast kitchen



Good sized rear garden



EPC Rating -



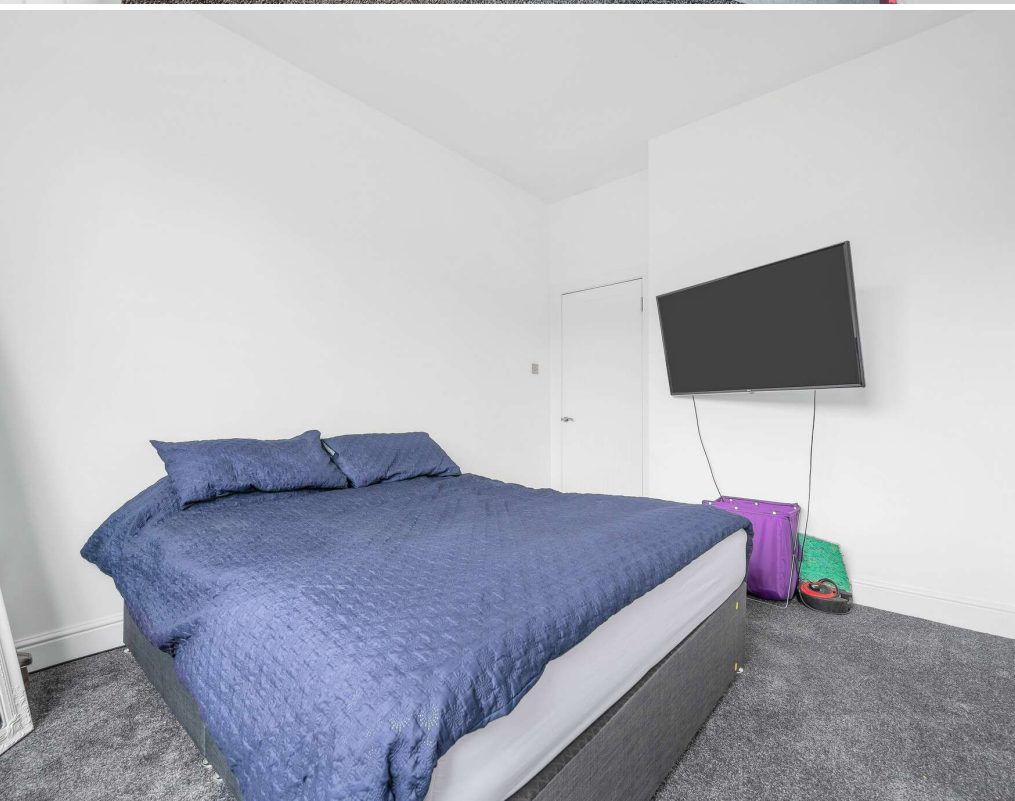
Council Tax Band -





Welcome

A generously proportioned and modern two-bedroom ground-floor flat offering over 720 square feet of comfortable single-level accommodation in the quiet village of Blairhall. There are some steps up to enter private hallway. With impressive room sizes, and a village setting, this property is a great choice for first-time buyers, downsizers, or investors seeking a quality home at an accessible price. The accommodation features an impressive 15-foot living room — a bright and spacious reception space with an excellent sense of proportion. A breakfast kitchen provides a practical cooking whilst a stylish shower room completes the core living spaces. Two well-sized double bedrooms offer excellent sleeping accommodation. Both rooms extend to nearly 13 feet, providing genuinely comfortable proportions that are well above average for a flat of this type. There are well maintained gardens to the front and rear.

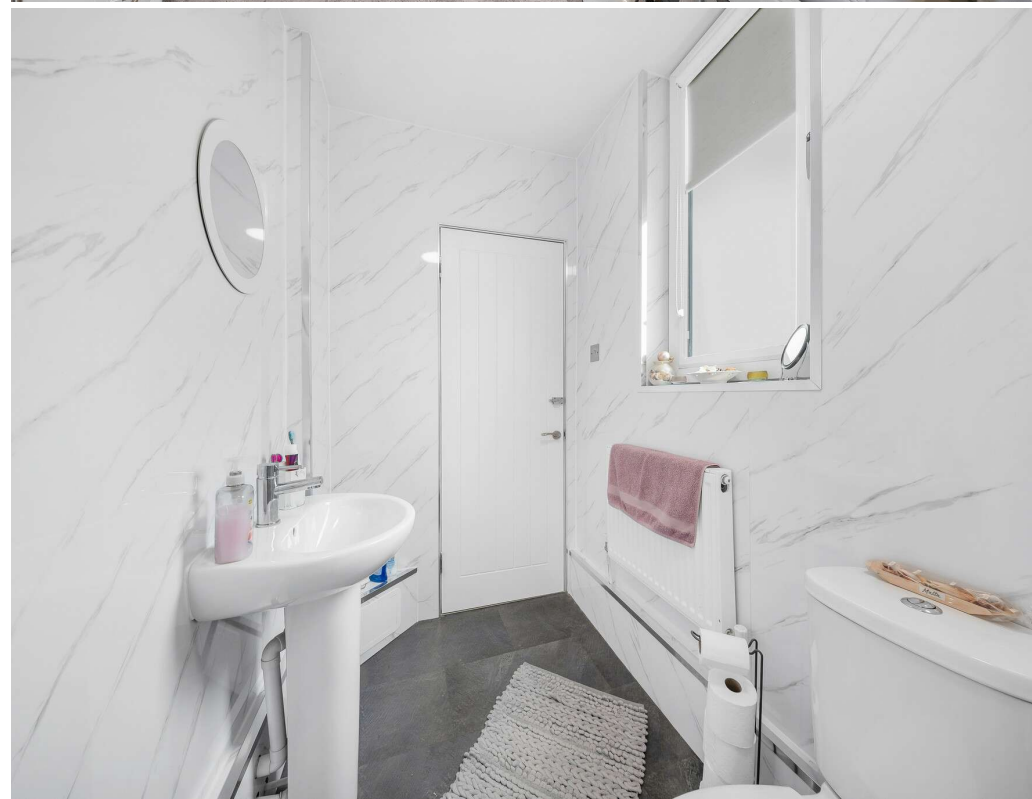




EXTRAS INC IN SALE / AGENTS NOTE

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.





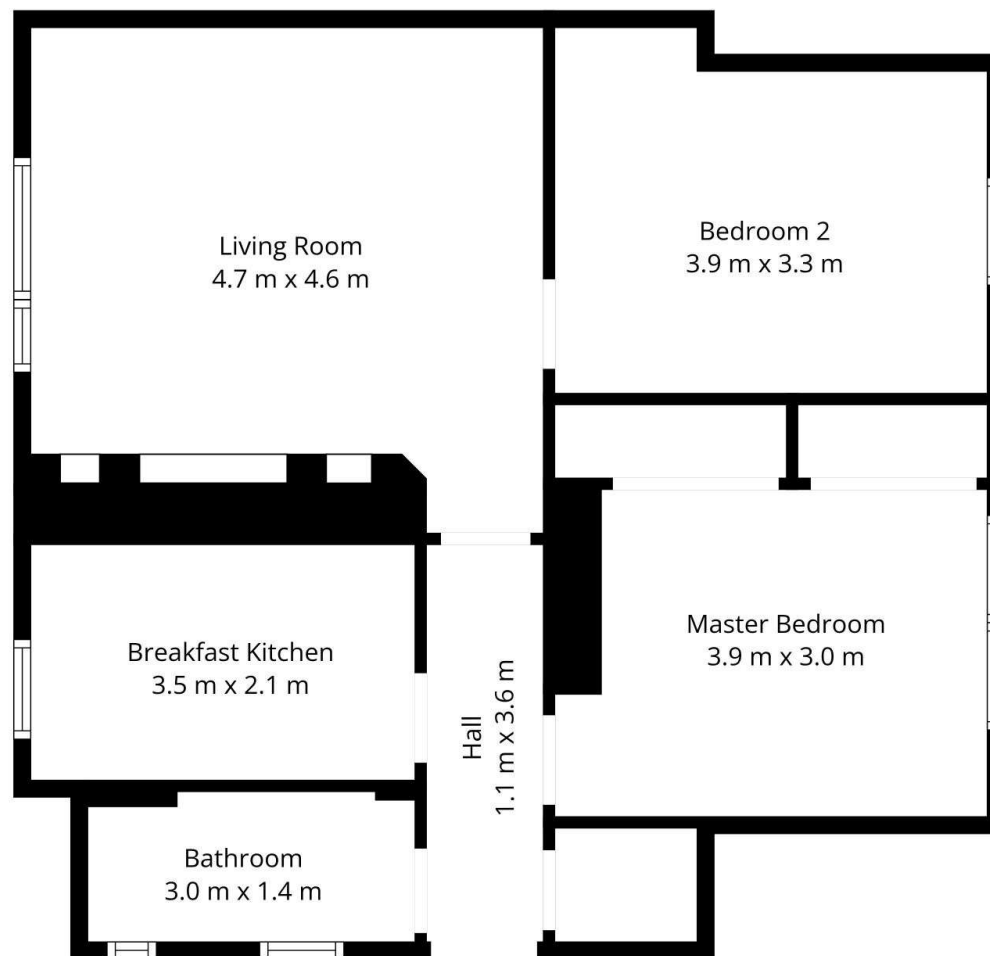
Blairhall

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.

Morgans Property Package

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





TOTAL: 67 m2
Ground floor: 67 m2
EXCLUDED AREAS: WALLS: 5 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



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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.