

RONA HOUSE HOULDSWORTH STREET, BLAIRHALL KY12 9PU

HARPER & STONE
ESTATE & LETTING AGENTS





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BLAIRHALL, DUNFERMLINE KY12 9PU

PROPERTY FEATURES

- Bespoke development of four properties
- 2-bedroom semi-detached homes
- Generously proportioned lounge
- Open plan kitchen & diner with integrated fully fitted kitchen
- Ground Floor WC
- Family Bathroom
- Solar Panels & Electric Car Charge Point
- Monoblock Driveway with off street parking
- Register your interest today!

Harper & Stone are delighted to present to the market Gigha House, within a bespoke development of four semi-detached properties extending to 68sqm in the desirable locale of Blairhall in Dunfermline. The development is due to be completed around February 2025. The layout has been thoughtfully designed with modern living at the centre of the home, with an open plan kitchen/diner and a generously proportioned lounge. Amenities are easily accessible in the nearby Dunfermline and Blairhall Primary Schooling is a short distance away.

The specification will include:

- Fully fitted kitchen including an integrated fridge freezer and washing machine, with pelmet and floor level lighting
- Main bathroom with bath & integral shower with screen, tiling around shower, floor and above sink & fitted units.
- WC on Ground Floor with tiling to floor, above sink & fitted units.
- Full under stairs storage
- Single monoblock driveway and an additional parking space for each property adjacent to plot 1
- Flooring is not included in the sale price and will be an additional cost







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Externally, there are West-facing rear gardens which will be laid to lawn and capture the sun for most of the day during the warmer months.

The properties will benefit from a 10-year build zone warranty on the completion of the project, as well as 2.1Kw solar panels and external electric car charge point linked to the solar panels.

Any extras need to be agreed in addition to the selling price with the developer if applicable.

Viewings are strictly by appointment only via Harper & Stone.

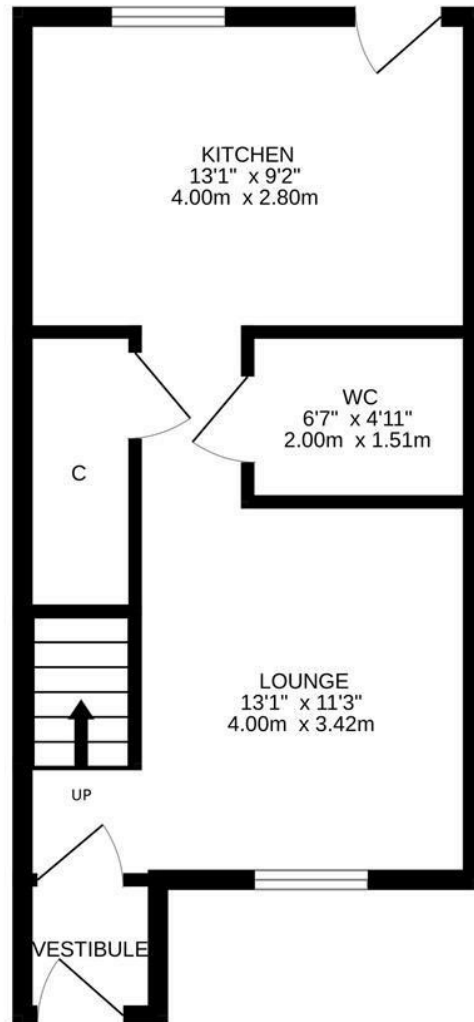
Council Tax Band – To be allocated on completion of the project
EER Band TBC
Water: Mains
Sewage: Mains
Heating: Gas

Blairhall has 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.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

