



Morgans

PROPERTY

18 Woodlands Terrace, Blairhall, KY12 9PT

Offers Over £95,000

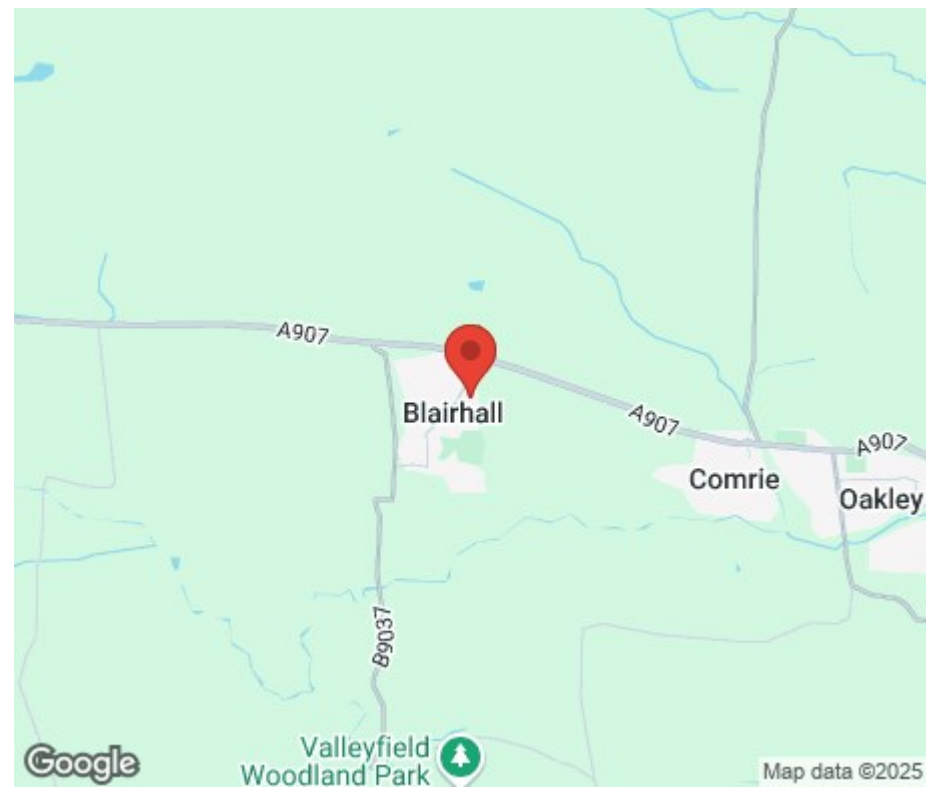






CLOSING DATE SET FOR WEDNESDAY 2ND APRIL 2025 @ 12 NOON - Excellent two bed end terraced villa occupying an enviable corner plot within the village affording views over farmland and beyond. This home has good sized gardens to front, side and rear and enjoys a private setting with a child and pet safe environment. Early entry is available. The subjects briefly comprise entrance hall, lounge/diner, kitchen with appliances and understair area. On the upper level there are two double bedrooms and bathroom. Access to attic. The property has gas central heating and double glazing throughout.





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, table and chairs can be included and garden shed.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.



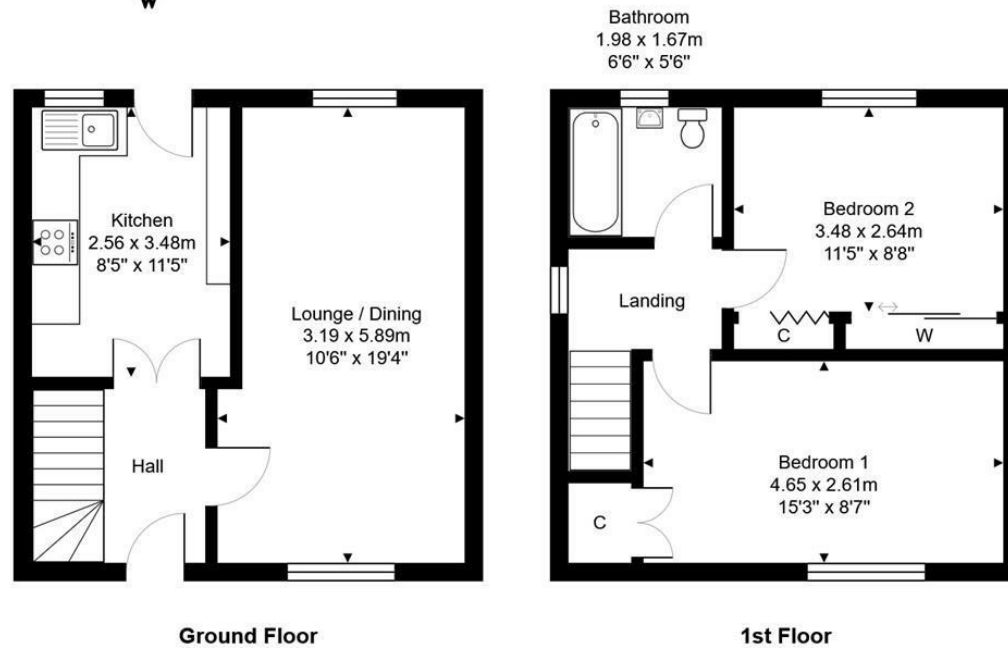




18 Woodlands Terrace, Blairhall

Total Area: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

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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.