



Morgans

PROPERTY

21 Wemyss Avenue, Blairhall, KY12 9PL

Offers Over £190,000





Entrance Vestibule W.C



Kitchen



Hallway Storage



3 Double Bedrooms



Lounge & Diningroom



4 Piece Bathroom



EPC Rating -



Council Tax Band -



## Welcome

### DESCRIPTION

Absolutely lovely Lomond home, well appointed within the village and a credit to the present owners being offered in move in condition. The accommodation is stylish throughout and briefly comprises entrance vestibule, hallway with w.c facilities/storage, front facing lounge, separate dining room leading to fitted kitchen. On the upper level there are three double bedrooms all with built in storage and four piece family bathroom. Access to attic. There are attractive and well maintained gardens to the rear fully enclosed providing a child and pet safe environment with french doors to patio and gate to private residents parking. Ample visitors parking. The property is double glazed with gas central heating.





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









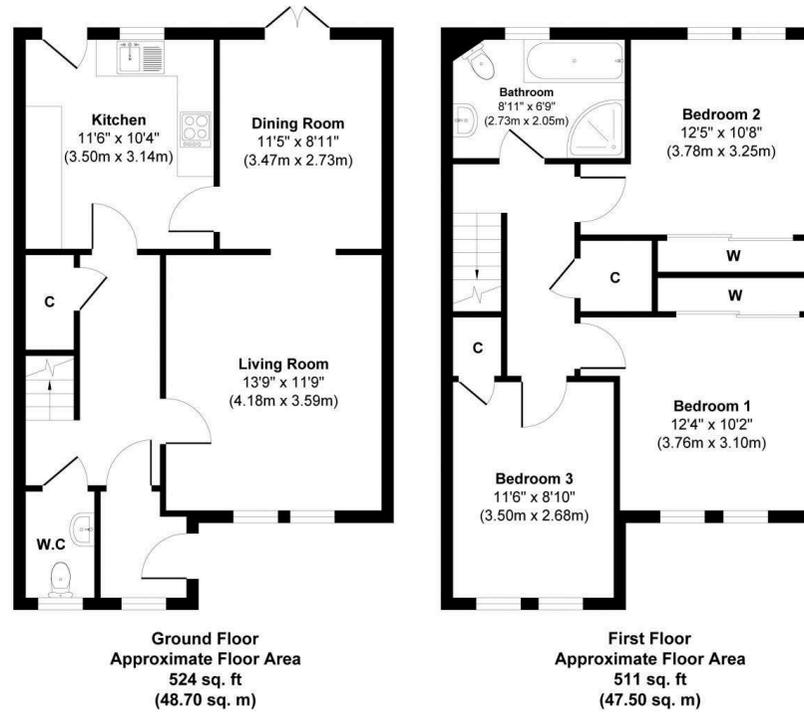
## Blairhall

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.

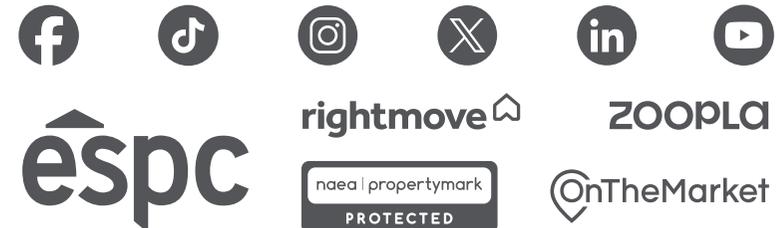
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Approx. Gross Internal Floor Area 1035 sq. ft / 96.20 sq. m  
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to 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.