

**Morgans**

PROPERTY

44 Clover Way, Dunfermline, KY12 9JY

Offers Over £265,000











Absolutely stunning Lomond home, well appointed within the village and a credit to the present owners being offered in move in condition with upgraded kitchen with high specification fixtures and fittings throughout. The accommodation is stylish and briefly comprises entrance hall, lounge with feature wood burner, dining kitchen leading to integral garage, good sized utility room and modern w.c facilities. On the upper level there are three double bedrooms with master en-suite and family bathroom. All bedrooms have fitted wardrobes. Access to attic. There are attractive and well maintained gardens to the rear fully enclosed providing a child and pet safe environment with large patio and timber pergola, a fabulous garden for entertaining. The property is double glazed with gas central heating and the addition of solar panels making this a very economical house to run.





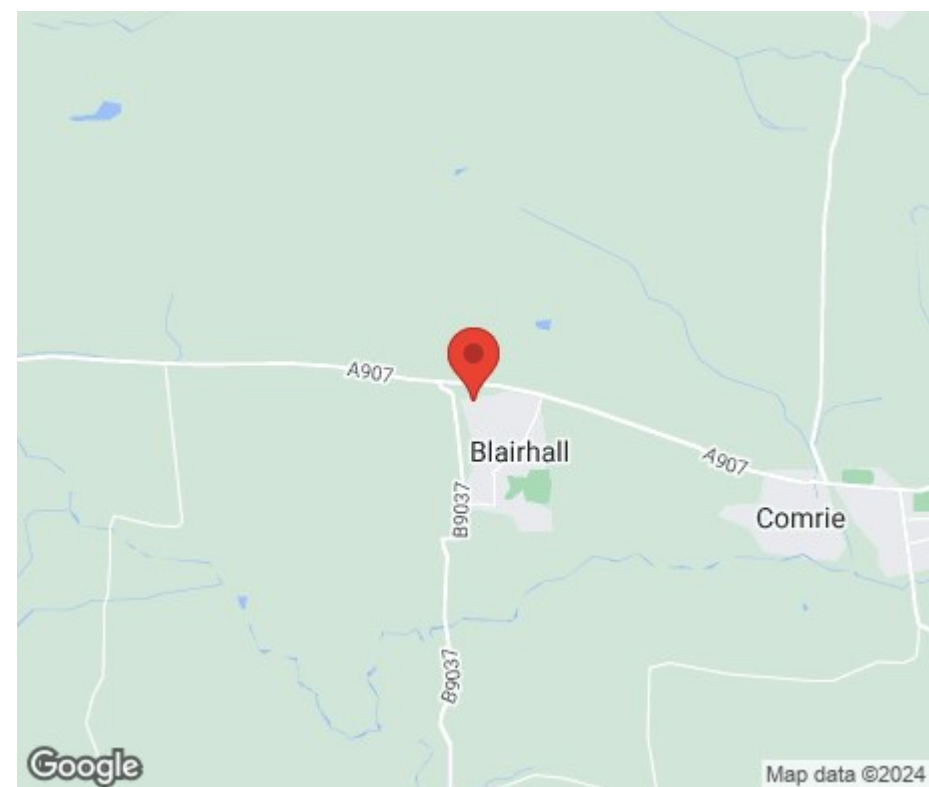
## LOCATION

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.

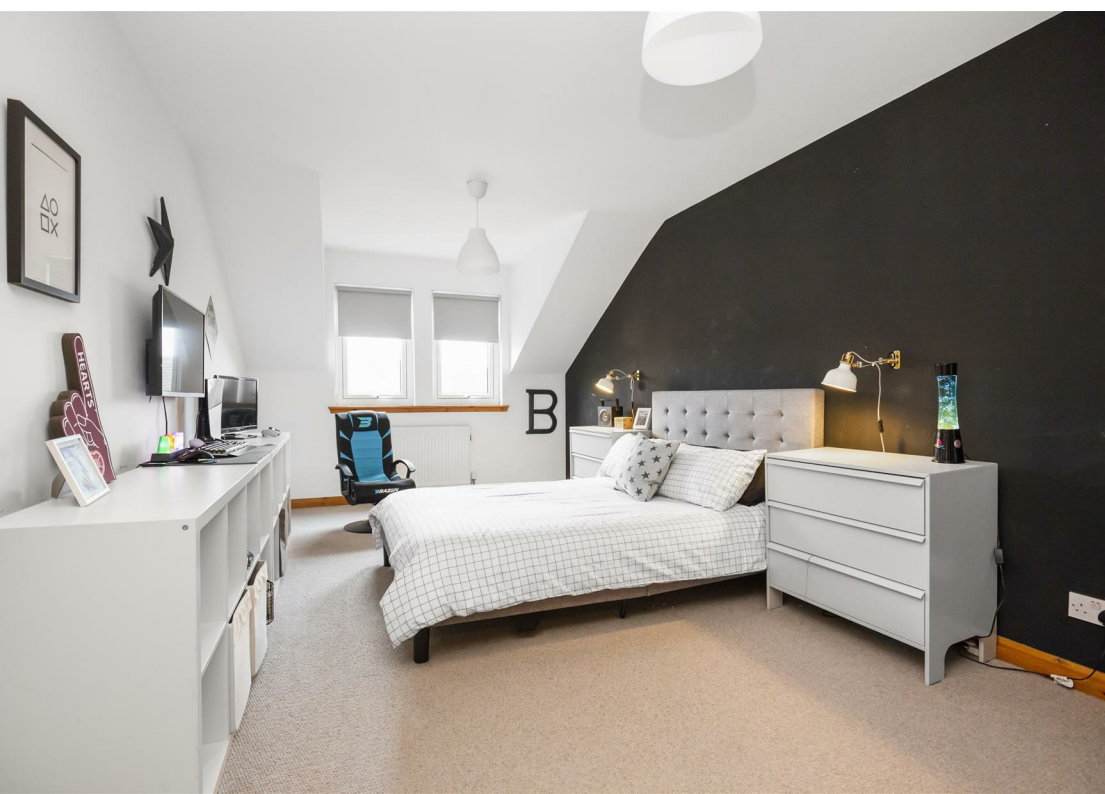
## EXTRAS INC. IN SALE /AGENTS NOTE

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

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.







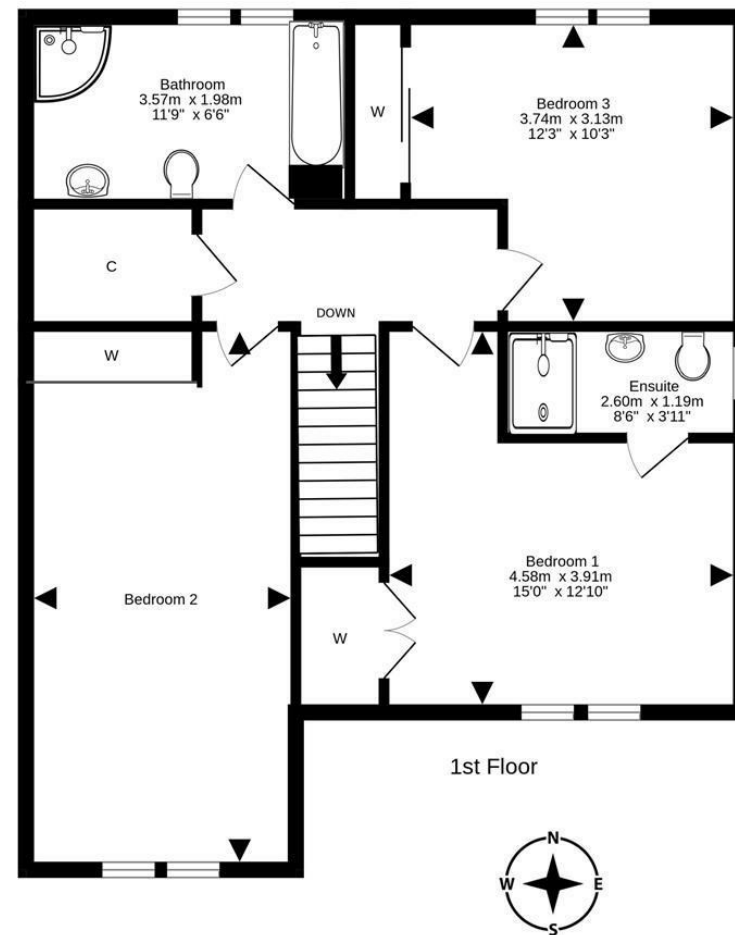
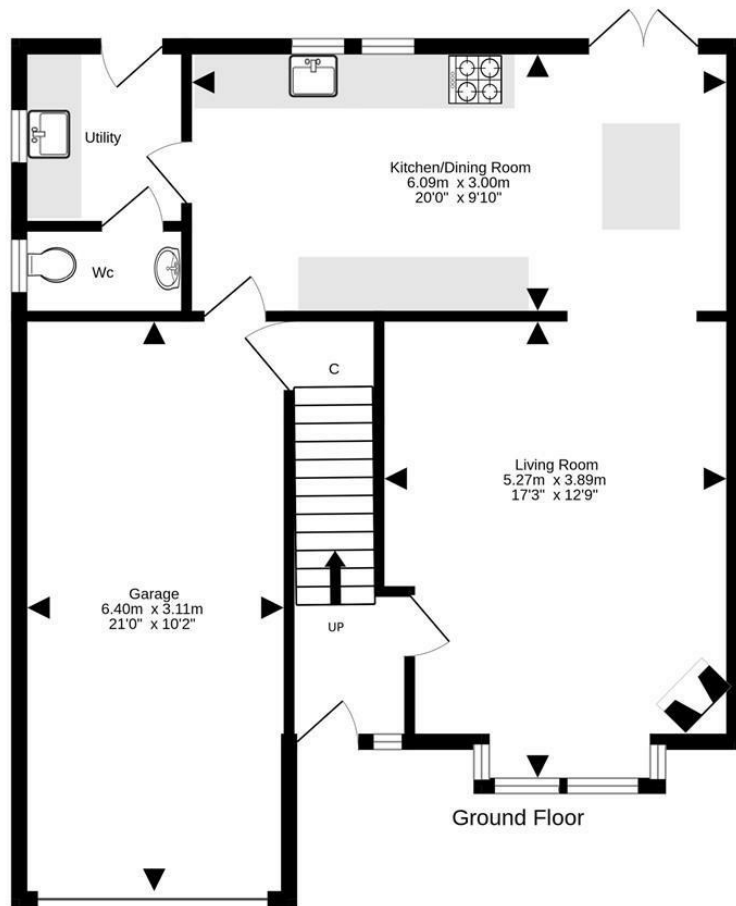












For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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PROTECTED

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.