



## Blairhall Fife

28 Rintoul Avenue, KY12 9PP  
Fixed Price  
**£49,950**

**drummond**milller LLP  
your property partner

• Recent sale comparisons available  
NO OBLIGATION MARKET APPRAISAL

#### Head Office Edinburgh

32 Moray Place  
T- 0131 226 5151

#### BATHGATE

64 South Bridge St  
T- 01506 656645

#### DALKEITH

11 White Hart St  
T- 0131 663 9568

#### DUNFERMLINE

5 East Port  
T- 01383 624244

#### MUSSELBURGH

151 High Street  
T- 0131 665 3131

#### Drummond Miller LLP

47 Lothian Road,  
Edinburgh EH1 2DJ

DX 104 Edinburgh  
LP 72 EDINBURGH 2

tel. 0131 229 3399

fax. 0131 229 3322

email. sales@drummond-miller.co.uk

web. www.drummondmiller.co.uk



Drummond Miller are members of the ESPC and ELPG

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP

- Realistically priced ground floor villa flat forming part of a block of four
- Own garden to front and rear with timber shed and drive
- Gas central heating, double glazing and decorative timer finishes
- Sunny living room, separate refitted kitchen and small utility room
- Two double bedrooms and bathroom/shower
- Small rural village on outskirts of Dunfermline close to fast main roads

#### Accommodation, in brief, comprises:

Entrance hall with deep store cupboard, living room, modern fitted kitchen with small utility room off, two double bedrooms and bathroom.

The small village of Blairhall is located just beyond Comrie on the A.907 approximately 6 miles from Dunfermline and only 17 miles from Stirling. It is surrounded by unspoiled open countryside and allows ready access to a number of golf courses, horse riding facilities, cycle paths and pleasant walks. Originally a mining community, this small village has become a good commuter base for Dunfermline and has attracted recent modern development. There is a local shop catering for everyday needs, mobile shops, regular bus services and a primary school. Major social and retail facilities are available in the City of Dunfermline.

The property itself is centrally located in Rintoul Avenue and forms part of a block of four with gardens to front and rear. Several cosmetic works have taken place in recent years and natural timber finishes predominate throughout. There is a modern kitchen, replacement double glazing and gas central heating provided.

#### ENTRANCE HALL

Entered from the side through a private entrance door, this reception hall has a radiator, natural finishes and a deep storage cupboard. Pass doors lead to the bedroom, living room and kitchen.

#### LIVING ROOM 15'10" x 15'2" (4.62m x 4.57m)

The living room is found to the rear with a wide double glazed window, pine finishings, dado rail and 15-pane door to the hall. Laminate flooring has been laid and there is a radiator and an access door opening into the dining room/bedroom 2.

#### DINING ROOM/BEDROOM 2 9'6" x 12'11" (2.90m x 3.91m)

The dining room or second double bedroom has a double glazed window to front, modern pine doors, matching dado, skirtings and radiator. Two useful storage cupboards/wardrobes have been formed.

#### KITCHEN 9'4" x 7'2" (2.11m x 3.40m)

The kitchen has been refitted in recent years with ample white storage units including an inset stainless steel sink, worktops and matching breakfast bar. The floor is tiled and there is a double glazed window and access to the utility room.

#### UTILITY AREA

This useful storage area has a double glazed window and power point.

#### MASTER BEDROOM 9'1" x 12'11" (2.78m x 3.91m)

The main bedroom has a double glazed window to front and radiator.

#### BATHROOM 4'4" x 7'0" (1.31m x 2.13m)

The bathroom has a double glazed window to side and grey suite comprising bath, W.C. and wash hand basin. A shower is positioned above the bath.

#### CENTRAL HEATING

Gas central heating is installed in the property with panel radiators.

#### DOUBLE GLAZING

All windows have been replaced with double glazed units.

#### GARDEN

There is an allocated area of garden to both the front and rear along with a timber shed and driveway.

#### COUNCIL TAX

The property lies within band B.

#### REFERENCE

AB/KW

#### VIEWING

By appointment with the Agent - telephone 0131 229 3399.

