




McEwan Fraser Legal
Solicitors & Estate Agents
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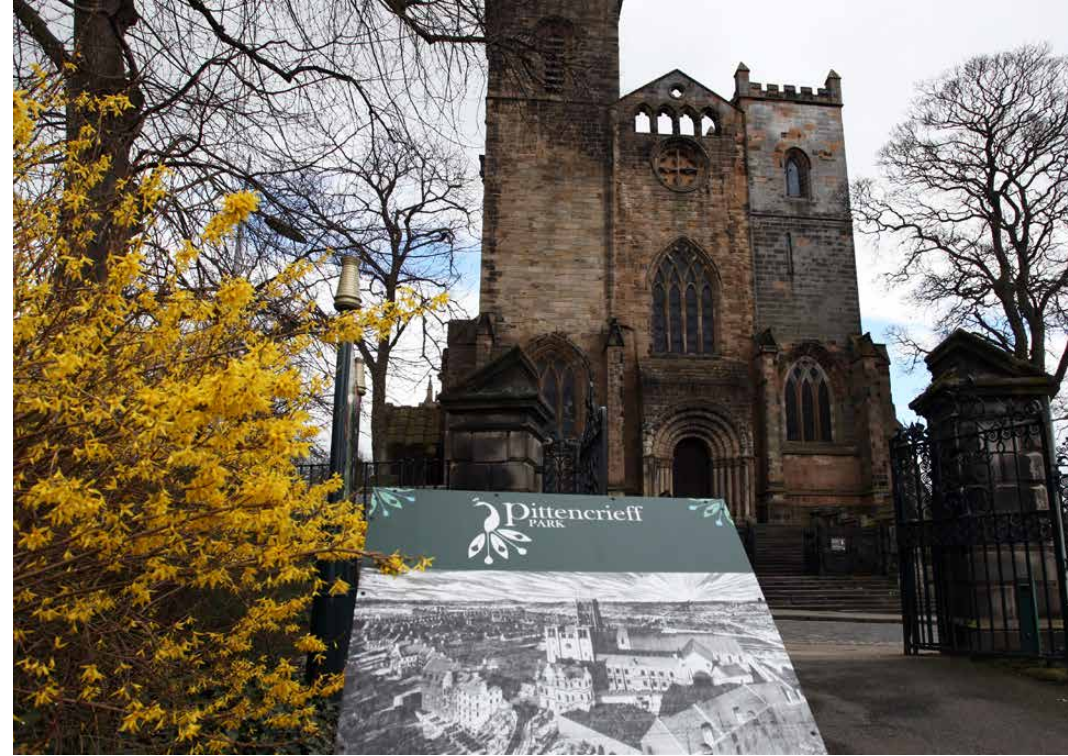
30 East Avenue
BLAIRHALL, DUNFERMLINE, KY12 9PN

Blairhall is a village in West Fife, Scotland. It is situated approximately five miles north of the historic village of Culross, and six miles west of Dunfermline. The village was originally a small hamlet but was expanded in 1911 to house the miners from a nearby colliery. Today Blairhall has a primary school and a community leisure centre.

The Historic town of Dunfermline is a vibrant and culturally rich centre. The Birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including The Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf.

For those who enjoy the outdoors, there are a number of public parks and woodlands throughout Dunfermline, for the keen Golfers, you have three private courses within close proximity.

The village is well placed for access to both the Forth and Kincardine Bridges and M90/M9 network. Schooling of good repute is available throughout Dunfermline for both primary and secondary education.



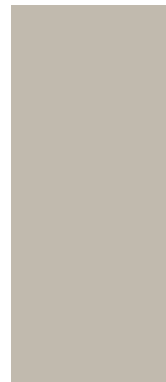
30 East Avenue

BLAIRHALL, DUNFERMLINE, KY12 9PN

This excellent starter flat is a must-see and is located quietly within a development of mixed accommodations in this popular village. The property is set within a block of similar properties and is presented to the market in excellent decorative order throughout.

The property is a ground floor flat and benefits from double glazing, landscaped common grounds and a large driveway to the side of the property.

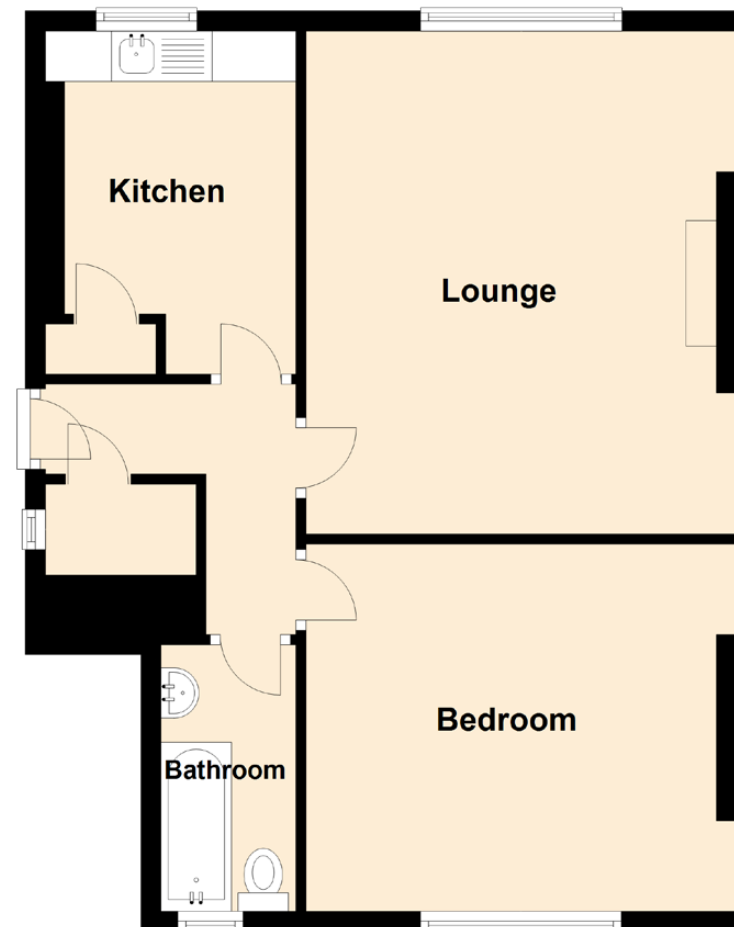
In brief, the accommodation comprises an entrance hall which leads to all rooms on this level bright and spacious lounge with a rear-facing window. Both the entrance hall and the lounge have new flooring. It further comprises a double bedroom with space for free standing furniture and window to the front, a fully fitted kitchen with appliances and a three-piece, fully tiled bathroom with shower.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

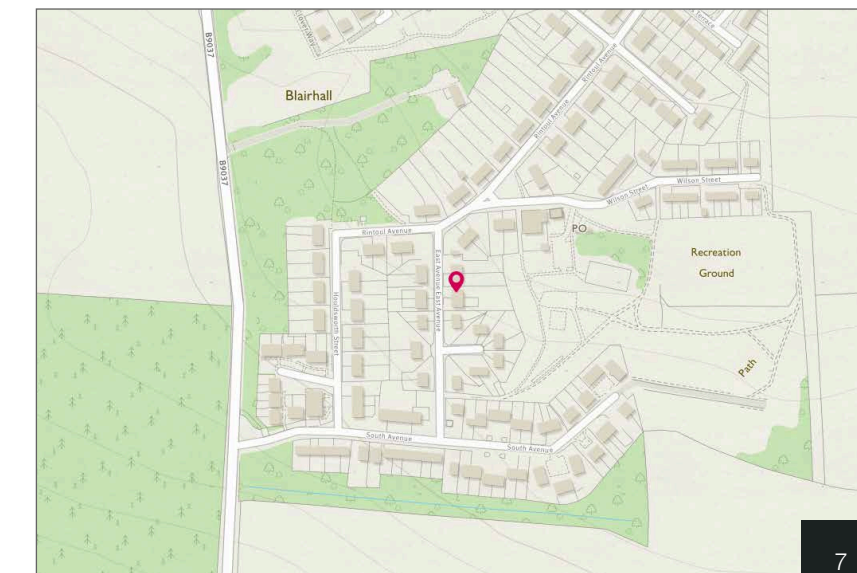


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.28m (14'1")
Kitchen	3.41m (11'2") x 2.49m (8'2")
Bedroom	4.28m (14'1") x 3.65m (12')
Bathroom	2.65m (8'8") x 1.34m (4'5")

Gross internal floor area (m²): 60m² | EPC Rating: D

Extras (Included in the sale): Floor coverings and light fittings.





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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
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