




McEwan Fraser Legal

Solicitors & Estate Agents

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51 Clover Way

BLAIRHALL, FIFE, KY12 9JY

51 CLOVER WAY, BLAIRHALL, FIFE

Blairhall is a village in West Fife, Scotland. It is situated approximately five miles North of the historical 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.

51 Clover Way is a delightful detached villa built by the prestigious Lomond Homes. The property is pleasantly positioned without being overlooked from the front or the rear. There is a welcoming reception hall with stairs leading to the upper level. The lounge is pleasantly located to the front with large window flooding the room with natural light. French doors lead to the wonderful open plan kitchen/dining room which in turn leads directly to the rear gardens. Located off the kitchen is a handy utility room and the well appointed WC. A door leads directly into the garage. To the upper level, there are three good sized bedrooms which are all double in size with built-in wardrobes with the master benefitting from a stylish en-suite shower room. The four piece luxurious bathroom completes the accommodation on offer.

The property further benefits from gas central heating and double glazing. There is a double driveway which leads to the garage. The gardens have been beautifully landscaped and are mainly laid to lawn.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Kitchen	6.10m (20') x 3.15m (10'4")
Lounge	5.53m (18'2") x 3.95m (13')
Utility	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	6.20m (20'4") x 3.10m (10'2")
Bedroom 2	2.00m (6'7") x 1.84m (6'1")
Bedroom 3	3.80m (12'6") x 3.35m (11')
Bathroom	3.60m (11'10") x 2.05m (6'9")
En-suite	2.65m (8'8") x 1.25m (4'1")
WC	1.90m (6'3") x 0.90m (2'11")
Garage	6.45m (21'2") x 3.15m (10'4")

Gross internal floor area (m²) - 123m²

EPC Rating - C

Extras
(Included in the sale)

Carpets, floor coverings, light fittings, blinds, oven hob and hood. Integrated white goods.

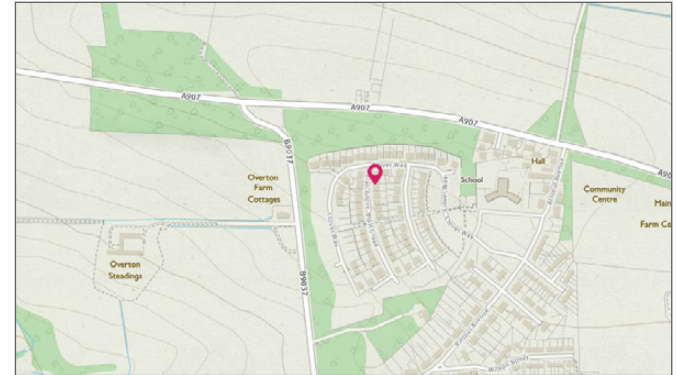
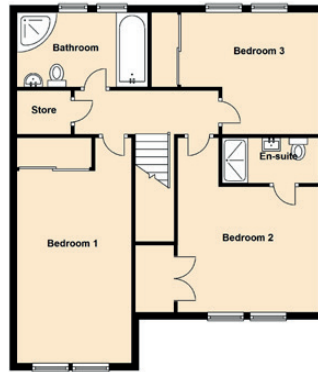
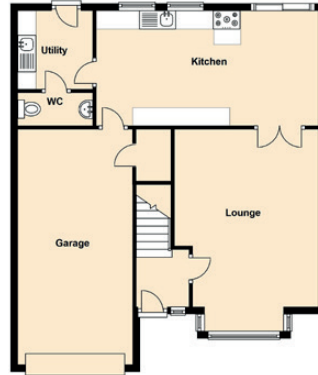


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