





Key Features

 4 Bedrooms

 1 Public

 2 Bathrooms

Situated within a sought-after residential development in the popular village of Blairhall, this spacious four-bedroom detached family home offers generous accommodation over two levels, together with a substantial integral garage and private gardens. Blairhall is a well-established West Fife village offering a strong sense of community together with a range of local amenities including a primary school, convenience shopping and recreational facilities. The nearby towns of Dunfermline and Kincardine provide a wider selection of shops, supermarkets, leisure facilities and secondary schooling. The property is particularly well placed for commuters, with easy access to the M90, Queensferry Crossing and Scotland's motorway network, making travel to Edinburgh, Perth and Glasgow straightforward.

The property is entered via a welcoming reception hallway, leading to a bright and generously proportioned lounge positioned to the front of the home. To the rear, the modern kitchen is arranged around a practical layout and opens into a dedicated dining area, creating an ideal space for everyday family living and entertaining. A separate utility room provides additional storage and laundry space, whilst a convenient ground floor WC completes the accommodation on this level. On the upper floor, the spacious master bedroom benefits from fitted storage and a contemporary en-suite shower room. There are three further well-proportioned bedrooms, offering flexibility for growing families, guests, or those working from home. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys private garden grounds with space for outdoor seating, entertaining and family activities. A driveway provides off-street parking and access to the integral garage.

EPC Rating – C
Council Tax - E







Location

Nestled in the picturesque West Fife countryside, Blairhall offers the perfect balance of village charm and everyday convenience. Once a proud mining community, the village retains a strong sense of heritage and community spirit, making it an attractive location for families, professionals, and retirees alike.

Surrounded by open countryside and scenic walking routes, Blairhall provides a peaceful setting while remaining close to a wide range of amenities. The village itself benefits from local shops, a primary school, and community facilities, while nearby Dunfermline offers an extensive selection of retail, leisure, and dining options.

The area is well-positioned for commuters, with excellent road links connecting to Dunfermline, Kincardine, and the M90 motorway. Regular public transport services provide convenient access to surrounding towns and cities, while Dunfermline's railway stations offer direct connections to Edinburgh and beyond.

For those who enjoy the outdoors, Blairhall is ideally situated to take advantage of Fife's beautiful countryside, coastal attractions, and recreational opportunities. Combining a welcoming community atmosphere with excellent connectivity and access to amenities, Blairhall offers a relaxed lifestyle in a desirable village setting.



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Solicitors & Estate Agents

Enquiries

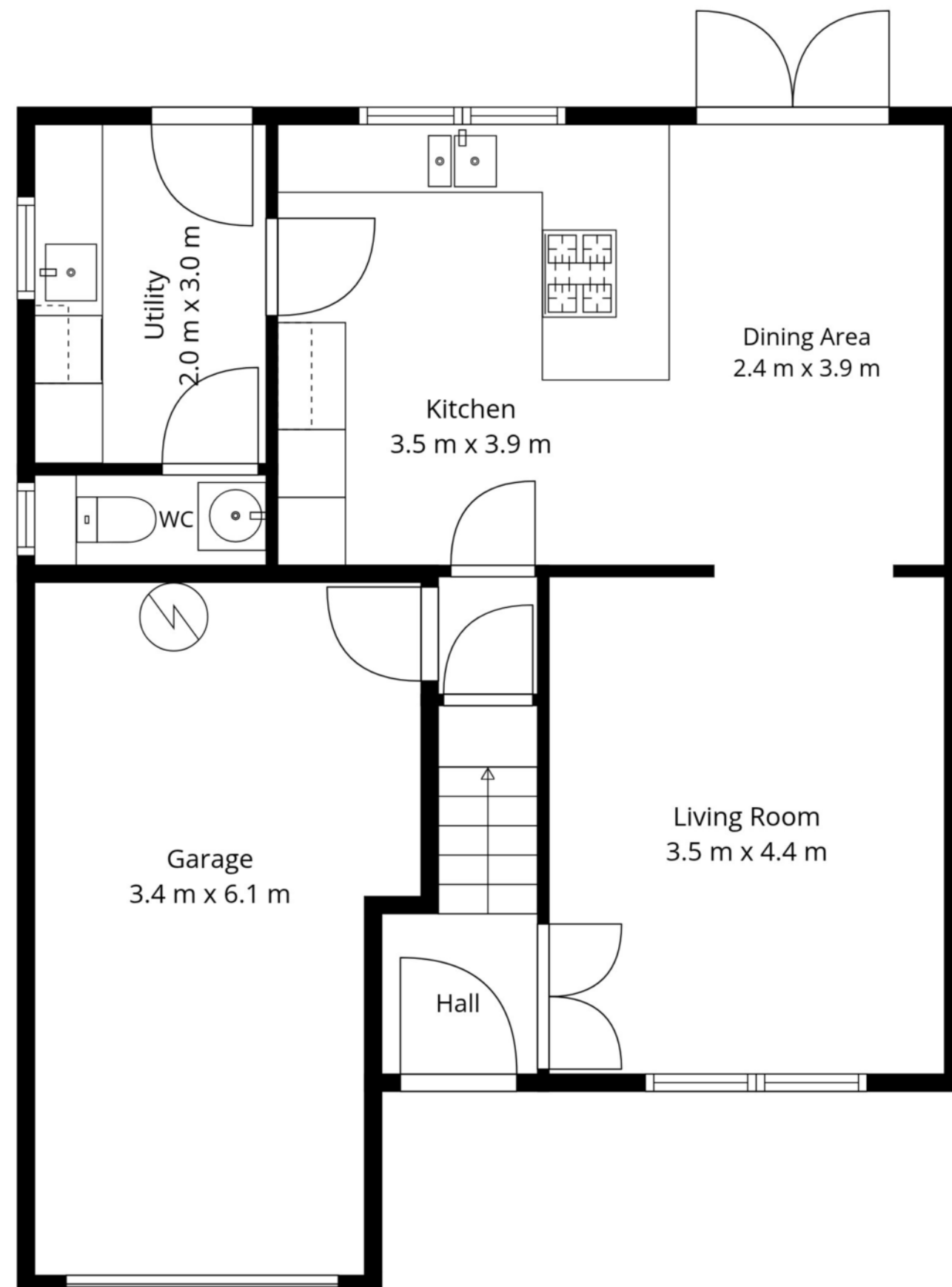
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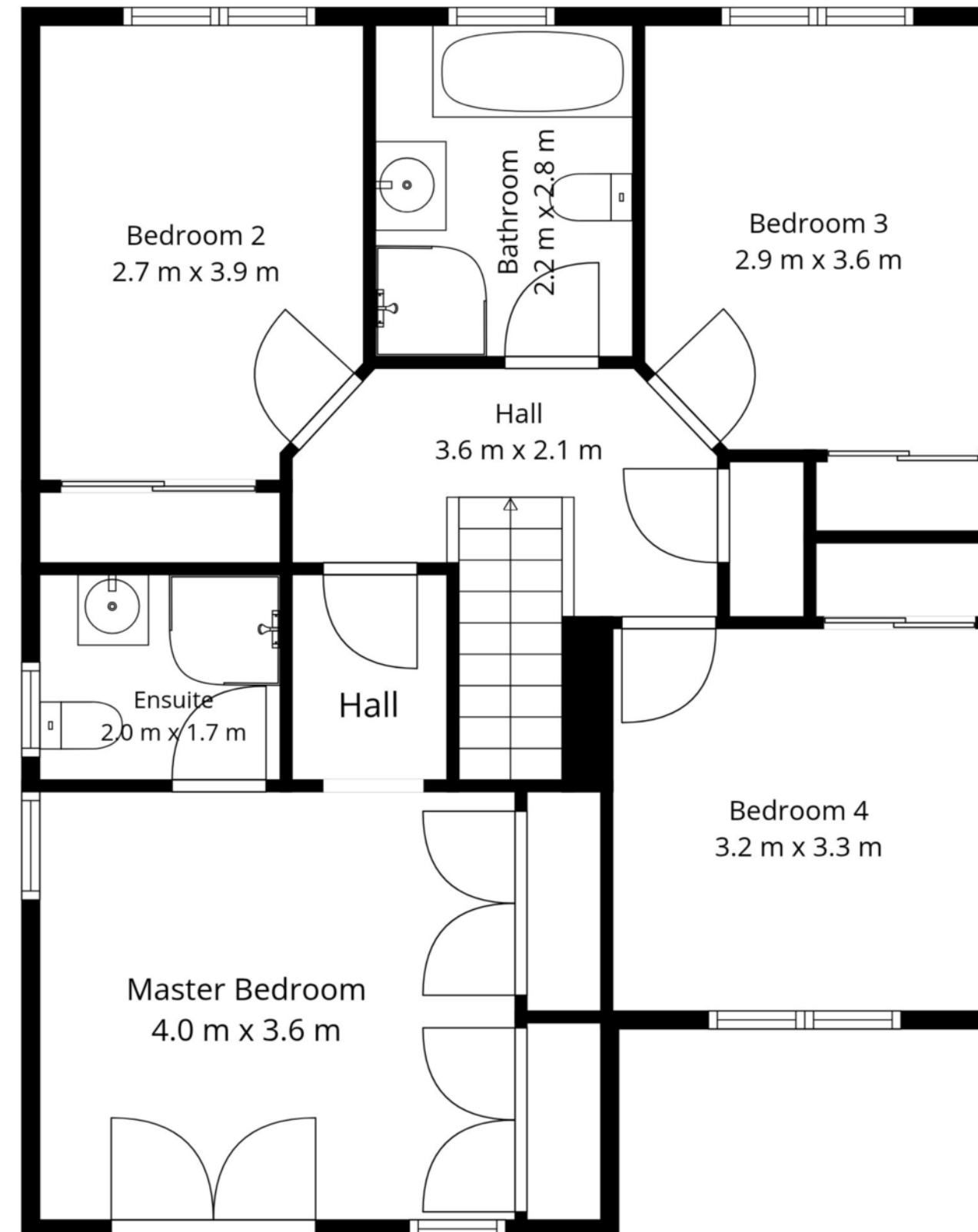
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Ground Floor



1st Floor

TOTAL: 128 m2

Ground floor: 52 m2, 1st floor: 76 m2

EXCLUDED AREAS: GARAGE: 19 m2, WALLS: 13 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

