

1 Woodbank Grove

COMRIE, DUNFERMLINE, KY12 9XP



Beautiful three-bedroom detached bungalow in a popular residential setting



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

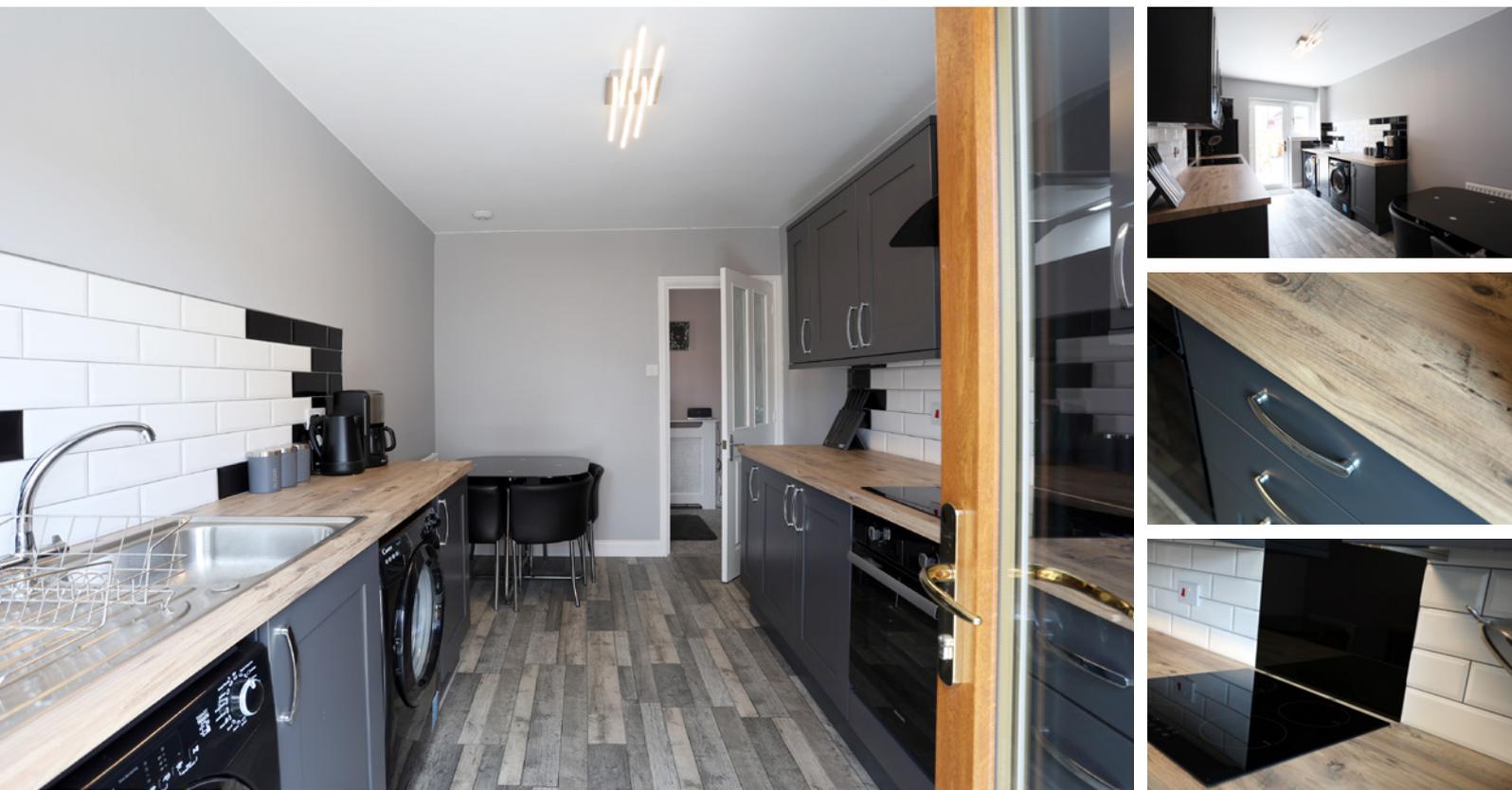
McEwan Fraser Legal is delighted to present this lovely three-bedroom detached bungalow in truly walk-in condition. The property is situated within a quiet cul-de-sac setting surrounded by a number of similar-styled properties.

THE LOUNGE



On entering the property, there is a reception hall leading to the lounge which has a front-facing window flooding the room with light. The dining kitchen is an excellent size with a wealth of floor and wall-mounted units and ample room for a dining table and chairs.

THE KITCHEN





There are three good-sized bedrooms with the master benefiting from built-in wardrobes and ample space for free-standing furniture. The family three-piece bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



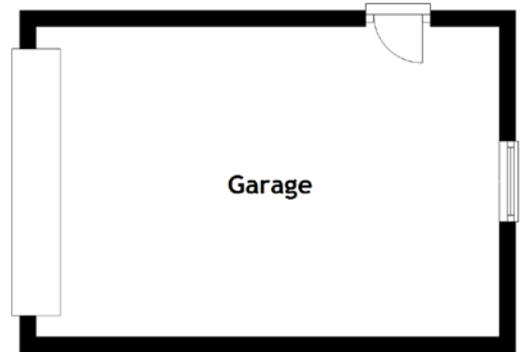
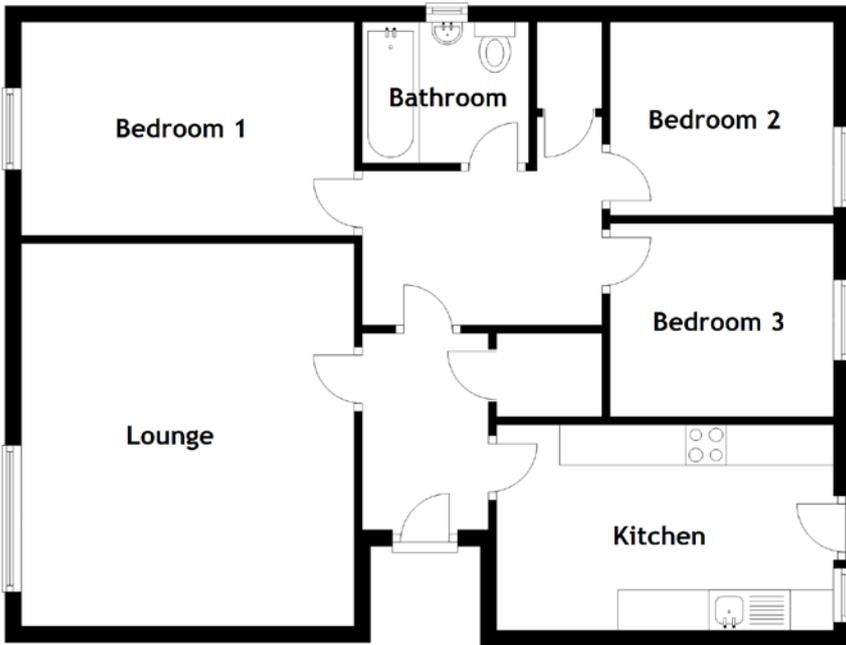
Off-street parking is provided by a large driveway that can accommodate three vehicles to the side leading to the large detached garage. The gardens are well maintained with a large fence sweeping around the property offering a safe environment for children and animals.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

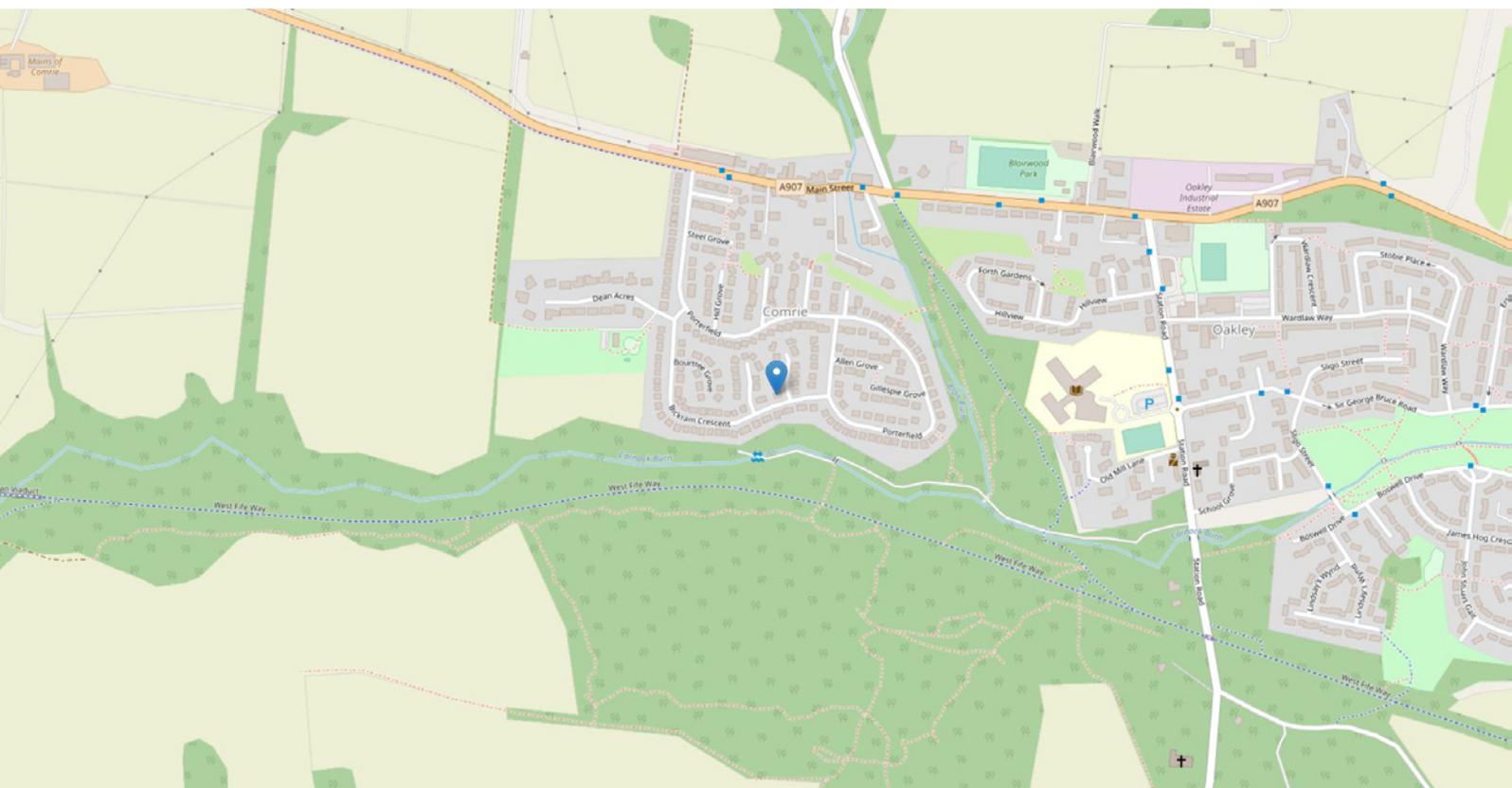
Lounge	4.75m (15'7") x 3.90m (12'10")
Kitchen	4.15m (13'7") x 2.55m (8'4")
Bathroom	2.05m (6'9") x 1.75m (5'9")
Bedroom 1	4.10m (13'5") x 2.65m (8'8")
Bedroom 2	2.75m (9') x 2.40m (7'10")

Bedroom 3
Garage

2.75m (9') x 2.40m (7'10")
5.70m (18'8") x 3.85m (12'7")

Gross internal floor area (m²): 70m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.



THE LOCATION

Comrie, Fife, is a hamlet in the Culross Parish, West Fife, and lies immediately to the West of Oakley on the A907 road between Dunfermline and Alloa. To the South of the Village, the Comrie Burn flows westwards to meet the Bluther Burn. To the West just outside the village is a farm with riding stables, well used in the locality.





The property is located in the popular village of Comrie, proven to be a popular residential area with local shops for everyday needs. Facilities are available in nearby Oakley including primary schools and further shops with regular transportation is available into Dunfermline which is approximately six miles away, where all amenities and extensive facilities can be found including the Kingsgate Shopping Centre, secondary schools, bus and railway stations. Forth Road Bridge and Railway Bridge are close by making this area an ideal commuter base to most parts of central Scotland including the central motorway network around Falkirk and Stirling.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.