



Morgans

PROPERTY

1 Allen Grove, Dunfermline, KY12 9XH

Fixed Price £219,995







Well appointed within the village is this four bed detached family villa occupying an enviable corner plot with generous gardens providing a child and pet safe environment with driveway for several vehicles leading to detached tandem garage. This home requires cosmetic upgrading and early entry is available. It is sold as seen. The accommodation briefly comprises entrance hall, lounge leading through to dining room and kitchen. There is a double bedroom on the ground floor which can be flexible. On the upper level there are three further double bedrooms and four piece modern bathroom. Access to attic. The grounds to the front and rear are mature and well stocked with trees and shrubs. There are areas of patio. The property is double glazed with gas central heating.





LOCATION

The property is situated in the popular village of Comrie which is proven to be a popular residential area with similar style properties and 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 further 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.

EXTRAS INC. IN SALE/AGENTS NOTE

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists. All floor coverings, blinds, bathroom and light fittings together with integrated appliances are included.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 1391 sq. ft / 129.21 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.