

Morgans

PROPERTY

13 Bourtree Grove, Comrie, KY12 9XN

Offers Over £235,000







Well appointed within the village is this most attractive detached family villa with double detached garage and driveway. The outdoor space is fully enclosed providing a child and pet safe environment with feature raised decking and patio area, ideal for entertaining. The gardens are private with woodland backdrop making this an idyllic setting. The accommodation is stylish and contemporary, briefly comprising entrance hall, downstairs w.c, front facing lounge with fireplace, modern dining kitchen with patio doors to gardens and double bedroom. On the upper level there are two further double bedrooms with good storage and four piece family bathroom. Access to attic. The property is double glazed with gas central heating.





LOCATION

The property is situated in the popular West Fife village of Comrie which is proven to be a popular residential area with similar style properties and local shops and facilities are available in nearby Oakley. These include primary schooling and regular transportation into Dunfermline City centre which is approximately six miles away. Further extensive facilities can be found including the Kingsgate Shopping Centre, retail parks, secondary schooling, bus and railway stations. The Forth Bridges 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

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

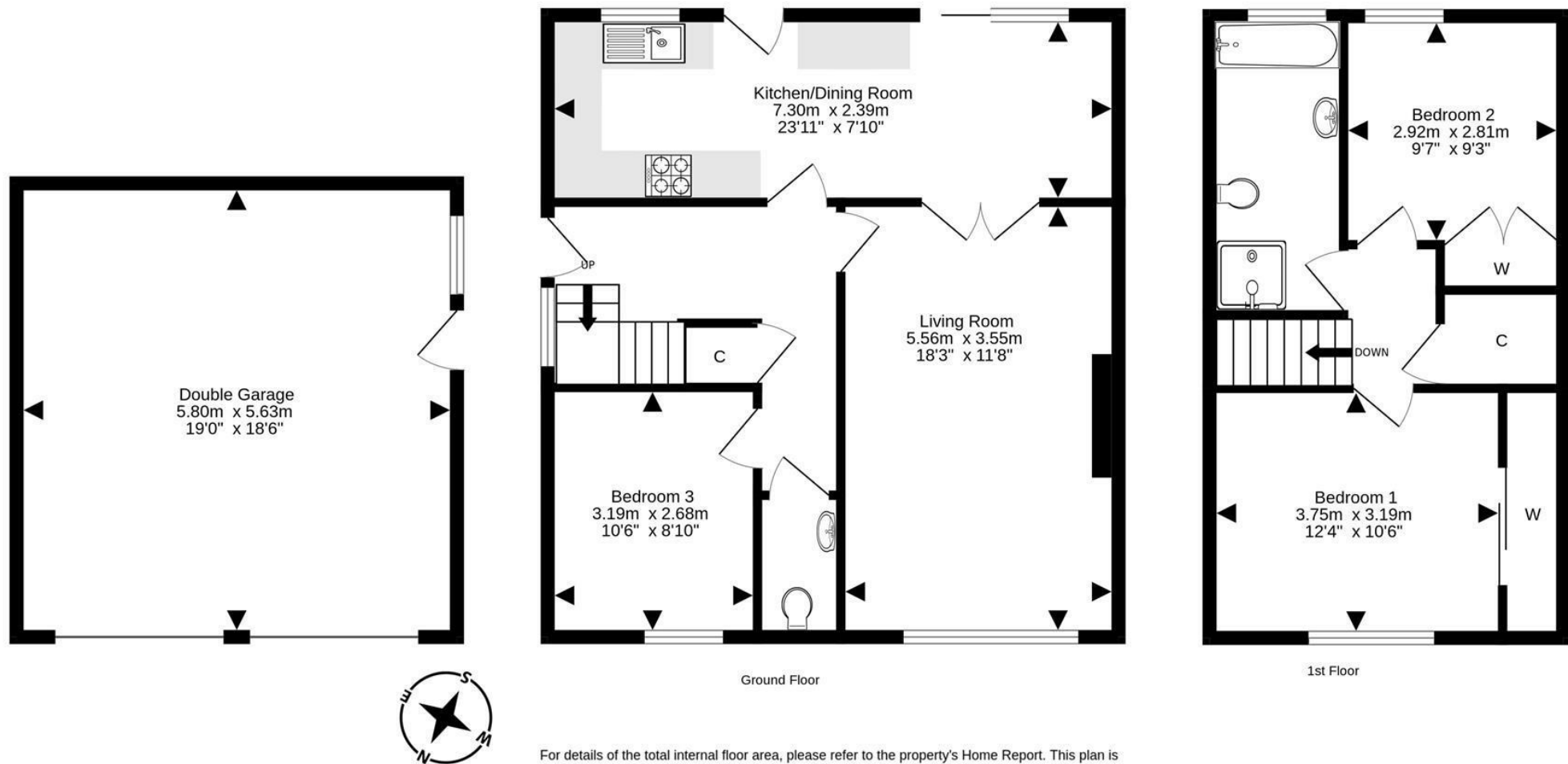
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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











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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.