



Morgans

PROPERTY

29a Main Street, Dunfermline, KY12 9HD

Offers Over £330,000



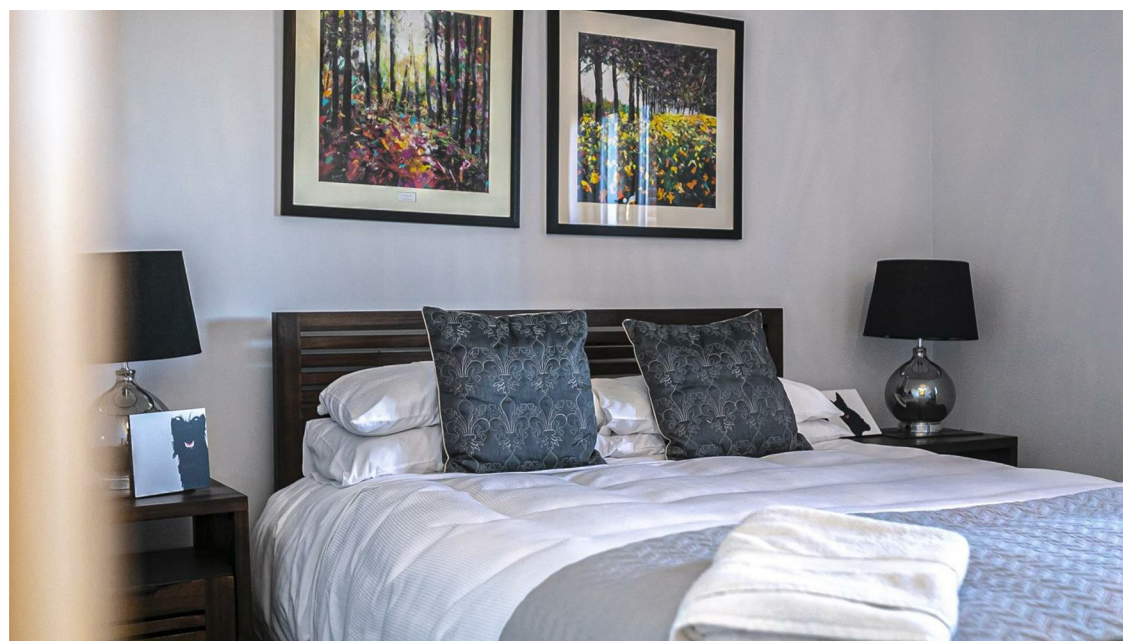
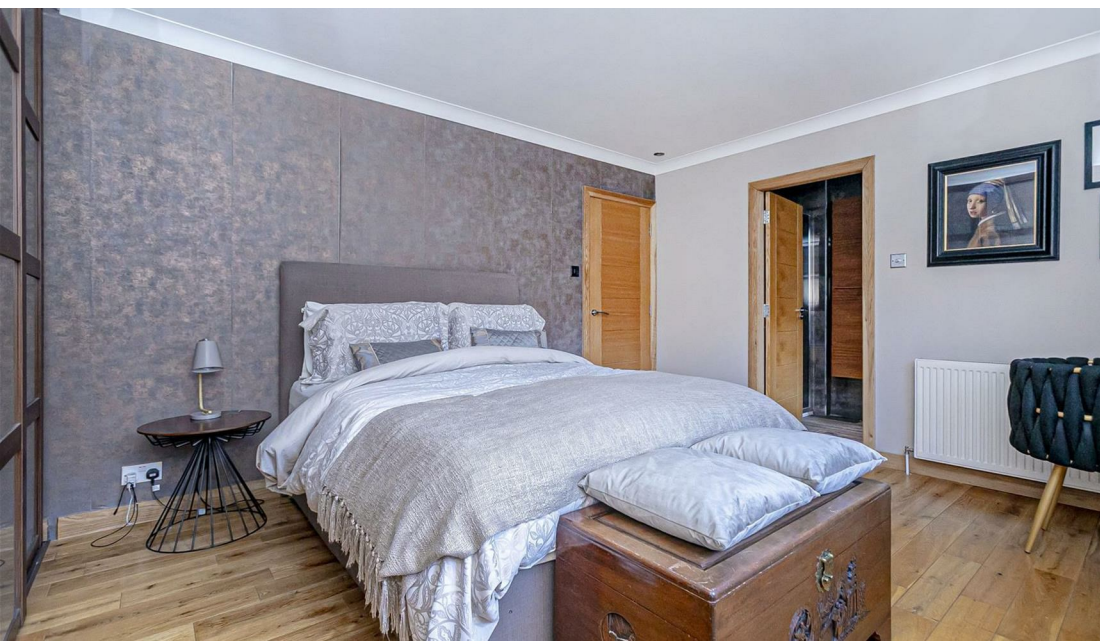








We are delighted to bring to the market this truly exceptional detached individually designed bungalow enviably positioned on an elevated location within the sought after West Fife village of Comrie. Rarely available to the market the property and grounds boast stunning countryside views and this deceptively spacious home is beautifully presented and a credit to the present owners with quality fixtures and fittings throughout. The subjects briefly comprise reception hall, lounge with log burner, open plan kitchen/dining/family area with appliances and separate utility, principal bedroom with newly fitted en suite, two further bedrooms and four piece family bathroom. Excellent storage throughout and attic. The gardens and grounds are beautifully maintained and well stocked with patio and seating areas, ideal for al fresco entertaining. The driveway gives access for several vehicles and leads to detached double garage. The property benefits from gas central heating and is double glazed. Essential viewing.







## 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.

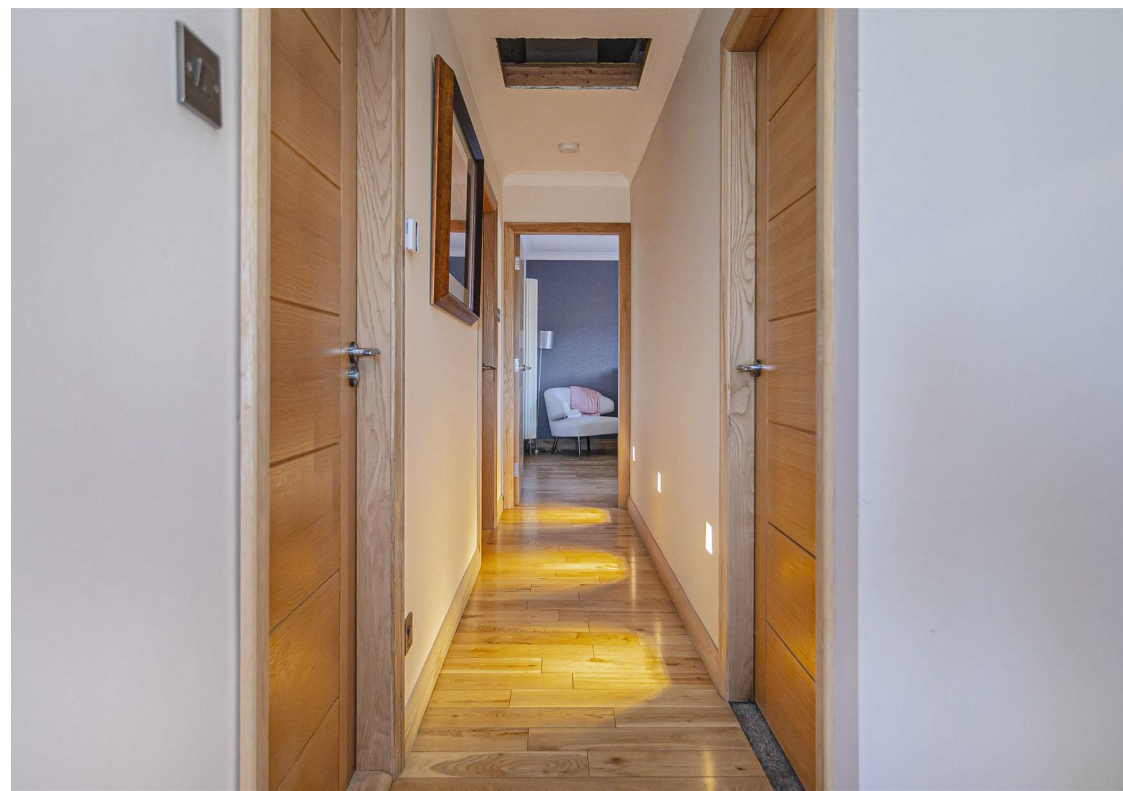
## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom together with integrated appliances. Light fittings to be agreed with the vendors.

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 to the interlinked system installed in this property.









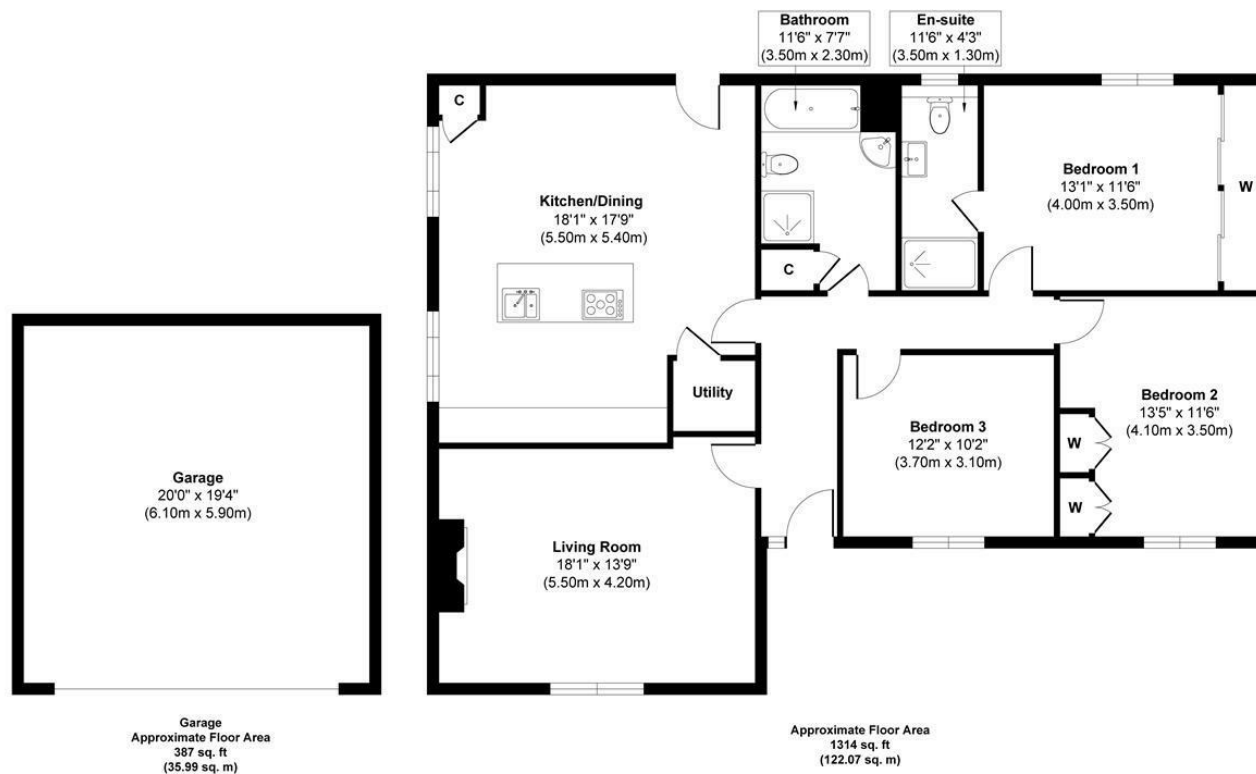








**Main St, Comrie, Dunfermline KY12 9HD**



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**Approx. Gross Internal Floor Area 1701 sq. ft / 158.06 sq. m**

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



**SOLICITORS | PROPERTY**

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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.