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43 Porterfield

Comrie, Dunfermline, KY12 9XG

Offers Over £150,000



Welcome to a truly delightful opportunity in the highly sought-after village of Comrie. This beautiful semi-detached villa offers the perfect blend of comfortable living, convenience and a superb community setting. Step inside to discover a thoughtfully laid-out interior featuring a spacious, bright lounge, a beautiful dining kitchen, perfect for entertaining, two generous double bedrooms and modern family bathroom. Gas central heating and double glazed for efficiency. Outside, the appeal continues with a valuable driveway providing off-street parking, a handy garage and charming, well-maintained gardens ideal for relaxation or outdoor dining.

Nestled in West Fife, the popular village of Comrie offers a welcoming and established residential environment, blending community spirit with convenience. This desirable location provides local shops for everyday needs, a vibrant community centre and a pub, ensuring a friendly, local atmosphere where neighbors know one another. The village primarily features modern housing schemes, contributing to a sense of comfortable, contemporary living within a traditional Scottish setting. For families, excellent primary schooling and further shopping facilities are available in the neighbouring village of Oakley, just a short distance away. Commuters will appreciate the excellent transport links, with regular services connecting to Dunfermline, approximately six miles away, where a wider range of extensive facilities including secondary schools, the Kingsgate Shopping Centre, and both bus and railway stations can be found. Surrounded by the natural beauty of the Comrie Burn flowing to the south and the Blair Burn to the east, the area offers pleasant local walks



Entry

Entry to the property is via attractive UPVC door with side window into the entrance hallway.

Entrance Hallway

Provides access to the lounge, dining kitchen with stairs to the upper landing. Handy under stair cupboard.

Lounge 14'6" x 10'11" (4.43 x 3.34)

A bright and inviting main reception room offering ample space for comfortable seating. Benefitting from modern contemporary décor and a large feature window to the front, providing ample natural light, making it a perfect space for relaxation and the heart of this lovely home.

Dining Kitchen 14'6" x 10'7" (4.42 x 3.25)

The perfect space for both cooking and entertaining. This modern dining kitchen features a range of attractive, modern high gloss units with ample worktop space and space for all essential appliances. Benefits from integrated 5 burner gas hob, oven, extractor and fridge/freezer. Large storage cupboard which houses the washing machine and also provides good storage space. Crucially, there is a dedicated area for a dining, ideal for everyday family meals with French doors providing direct access out to the rear garden.

Upper Hallway

The upper landing provides access to both bedrooms and bathroom. Storage cupboard and loft access hatch.

Bedroom 11'3" x 10'11" (3.45 x 3.34)

A well-proportioned principal double bedroom facing to the front of the property with generous floor space. Boasts mirror sliding wardrobes offering a multitude of hanging and storage options.

Bedroom 10'8" x 8'3" (3.26 x 2.53)

The second double bedroom is equally spacious and versatile. Currently utilised as a guest room, this room maintains the immaculate presentation found throughout the property and offers excellent flexibility for the new owner. Window formation and outlook to the rear garden, offering a peaceful and comfortable retreat. Storage cupboard which also houses the combi boiler.

Bathroom

A contemporary and well-maintained family bathroom overlooking the rear of the property, fitted with a modern three-piece suite, including P-shaped bath with overhead shower, wash hand basin and toilet. The stylish tiling ensures a clean, fresh, and easily maintained finish.

Gas Central Heating

Gas central heating throughout the property.

Double Glazing

Double glazed windows and door panels to the property.

Driveway & Garage

A superb exterior package, featuring a private driveway for convenient off-street parking. The good-sized garage provides excellent secure storage or parking and benefits from power, light and valuable side access.

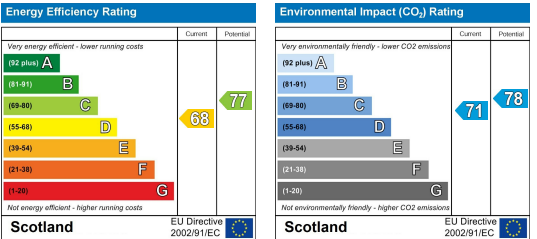
Gardens

The lovely gardens are beautifully kept and most notably, offer a secluded and private setting, making them perfect for outdoor relaxation and entertaining. Raised patio area with attractive decking and lawn section. Please note that the section between the lawn and the rear fence was "reclaimed" years ago by the previous owner and whilst being used by the current vendor, this section cannot be taken as being included in the sale.

Area Map



Energy Efficiency Graph



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