



Malcolm Jack  
& Matheson

2 HALDANE GROVE  
COMRIE, KY12 9XB



OFFERS OVER  
£155,000

**HIGHLY DESIRABLE TWO-BEDROOM SEMI-DETACHED HOME IN QUIET RESIDENTIAL ESTATE WITH PRIVATE GARDEN, DRIVEWAY, AND GARAGE**

**PORCH  
HALL  
LOUNGE  
KITCHEN  
DINING ROOM  
TWO DOUBLE BEDROOMS  
SHOWER ROOM  
WC  
FULLY ENCLOSED REAR GARDEN  
DRIVEWAY  
SINGLE GARAGE  
GCH & DG  
EPC D**



## **2SITUATION**

Comrie is a well-regarded village, popular for its residential charm and consistent style of properties. It offers convenient local amenities, including shops for everyday needs. Additional facilities can be found in nearby Oakley, which provides primary schools, more shops, and regular public transport links. Just six miles away, Dunfermline offers a wider range of amenities such as the Kingsgate Shopping Centre, secondary schools, and both bus and railway stations. Excellent transport connections, including the Queensferry Crossing and the Forth Railway Bridge, make Comrie an ideal commuter location with easy access to central Scotland and the motorway network around Falkirk and Stirling.

## **PROPERTY**

2 Haldane Grove is a well-proportioned two-bedroom semi-detached home nestled within a quiet and sought-after residential estate. Ideally located, the property offers excellent access to local bus routes and commuter links. Internally, the home is presented in move-in condition and provides bright, spacious accommodation throughout. The layout comprises a welcoming lounge, separate dining room, well-appointed kitchen, two generous double bedrooms, a convenient WC, and a modern shower room. Additional benefits include gas central heating, double glazing, and ample storage space. Externally, the property features well-maintained gardens to both the front and rear, along with a private

driveway and a single garage, offering convenient off-street parking.

## **ACCOMMODATION**

### **ENTRANCE PORCH**

Radiator. Tiled flooring.

### **HALL 2.59m x 2.01m (8'6" x 6'7")**

Telephone point. Under the stair storage cupboard. Radiator. Laminate flooring.





### **LOUNGE 4.55m x 3.72m (14'11" x 12'2")**

Bright and spacious lounge with window to the front. Fireplace housing electric fire. Telephone point. Radiator. Laminate Flooring.

### **DINING ROOM 3.79m x 2.81m (12'5" x 9'3")**

Perfect for entertaining. French doors out to the decked sun terrace and rear garden. Radiator. Laminate flooring.

### **KITCHEN 3.79m x 2.92m (12'5" x 9'7")**

Fully fitted kitchen with window to the rear. Integrated sink and drainer. Free standing electric cooker, cooker hood, fridge/freezer, dishwasher, washing machine and tumble dryer. Built in storage cupboard housing the boiler. Door to side leading to the garage and the rear garden. Laminate flooring.

### **LANDING**

Hatch to roof space. Carpet.

### **WC**

White two-piece suite. Cupboard under wash hand basin. Extractor fan. Built in storage cupboard. Laminate tile effect flooring.

### **BEDROOM ONE 4.20m x 3.26m (13'9" x 10'8")**

Double bedroom with window to the front. Ample space for bedroom furniture. Built in double wardrobe. Radiator. Laminate flooring.

### **BEDROOM TWO 4.78m x 3.29m (15'8" x 10'10")**

Spacious double bedroom with two double built in wardrobes. Window to the rear. Radiator. Laminate flooring.

### **SHOWER ROOM 1.99m x 1.93m (6'6" x 6'4")**

Located on the ground floor. Fully fitted three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Opaque window to the side. Chrome heated towel rail. Laminate tiled effect flooring.

### **GARDENS AND GROUNDS**

The property boasts a generously sized, fully enclosed rear garden designed for low maintenance. It features a decked sun terrace, patio areas ideal for outdoor seating, and a dedicated space for drying clothes.

The front garden is equally easy to maintain, laid with stone chips and paving slabs. The property also benefits from a private driveway leading to a single garage with power, along with ample on-street parking available nearby.

### **EXTRAS**

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The free-standing washing machine, dishwasher, fridge/freezer, electric cooker, and tumble dryer are also included in the sale.

### **VIEWING**

Call Malcolm Jack & Matheson.

### **ENTRY**

Entry by mutual arrangement.

### **OFFERS**

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or by email [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk)

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Photographs & Floorplan by Mike Dooley Photography 07730 560286

While every effort has been made to ensure the accuracy of this Floorplan, a responsibility of floorplan and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser.

## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

**Malcolm Jack & Matheson**

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