



Morgans

PROPERTY

24 Bickram Crescent, Comrie, KY12 9XL

Offers Over £170,000





Charming two-bedroom family home



Two well-proportioned bedrooms



Bright 14ft lounge



Modern shower room



Kitchen/dining room with pantry



Versatile conservatory and studio



EPC Rating -



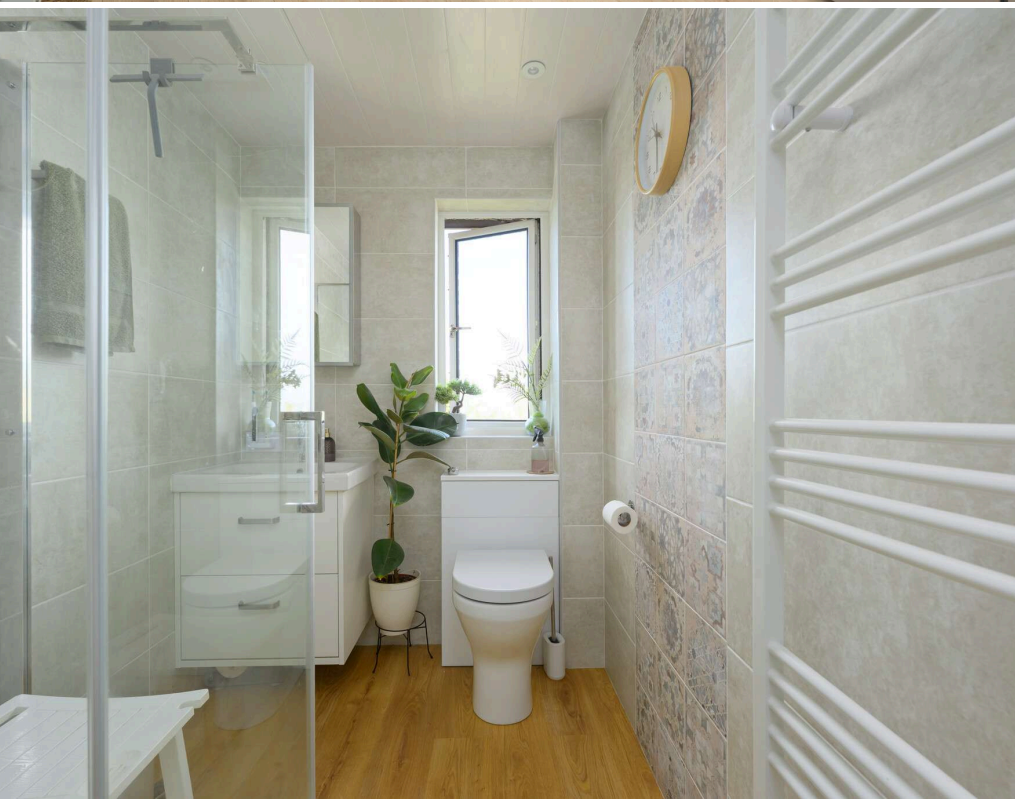
Council Tax Band -





Welcome

This charming two-bedroom home offers over 1,000 square feet of accommodation across two floors in Comrie, together with a detached garage/studio with conservatory. The ground floor comprises a bright 14-foot lounge and a kitchen/dining room complete with a useful pantry, ideal for everyday family life. Upstairs, two well-proportioned bedrooms are served by a modern shower room, with built-in wardrobe space and further storage on the landing. A particular feature of this property is the separate conservatory, studio, and garage, offering fantastic versatility for home working, hobbies, or additional storage. The property further benefits from private gardens and a driveway for several vehicles, with the rear of the home backing onto open fields and woodland, offering a peaceful, rural outlook. Located in Comrie, the property is surrounded by beautiful woodland walks and is well placed for local amenities and easy access to Dunfermline, making it an excellent choice for those seeking extra space both inside and out, with the countryside right on the doorstep.





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 to the interlinked system installed in this property.





Comrie

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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

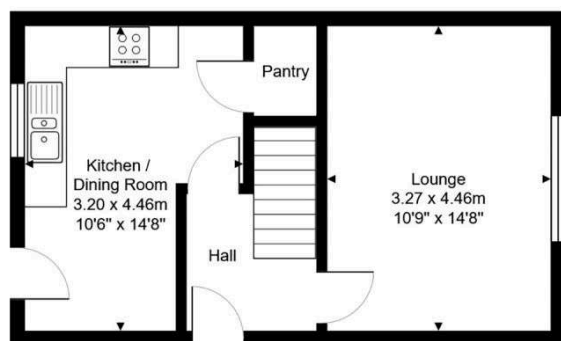




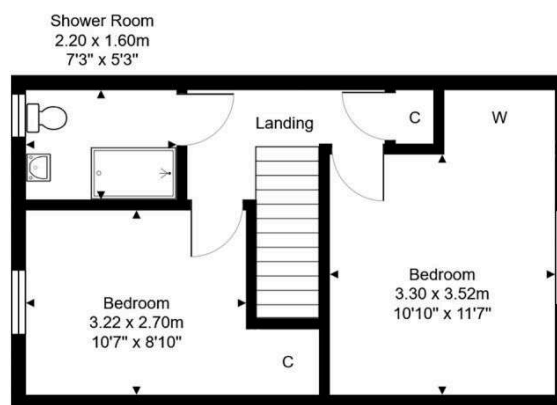
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Total Area: 94.6 m² ... 1018 ft²

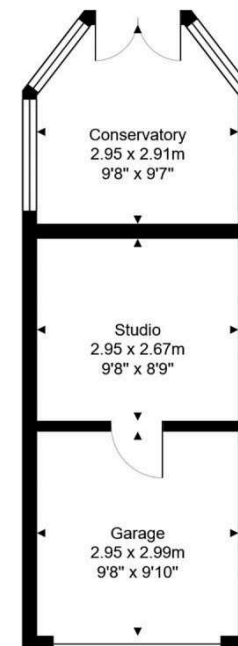
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



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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.