



Morgans

12 BICKRAM CRESCENT
COMRIE, KY12 9XL
OFFERS IN THE REGION OF £159,000



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CRESCENT
COMRIE
KY12 9XL

Superb family home in quiet village of Comrie, with local schooling nearby and close to the motorway network. The property is generous throughout with ideal living space on the ground floor. There are triple dormers which enhances the upstairs bedroom sizes. The subjects briefly comprise entrance hall, downstairs w.c, double bedroom on the ground floor, spacious lounge leading to dining kitchen and feature conservatory. On the upper level there are three double bedrooms and family bathroom. Part floored attic with insulation. The property is double glazed with gas central heating and garage with monobloc driveway giving access for several vehicles. There are attractive gardens to the front and rear. Early viewing highly recommended. EPC RATING D



SUPERB FAMILY HOME IN
QUIET CUL-DE-SAC
WITHIN ESTABLISHED
RESIDENTIAL VILLAGE.

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. 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.

MEASUREMENTS

LOUNGE 18'4 x 11'8

DINING KITCHEN 24'1 x 8'0

CONSERVATORY 13'9 x 9'9

GROUND FLOOR BEDROOM 9'3 x 8'8

BEDROOM 1 16'10 x 9'9

BEDROOM 2 13'5 x 9'6

BEDROOM 3 10'2 x 7'11

BATHROOM 9'3 x 5'11

GARAGE 23'9 X 8'11

EXTRAS INC IN SALE

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

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head northwest on the A907 via the villages of Gowkhill and Carnock. Pass through Oakley and continue to the village of Comrie taking the first turning on the left into Porterfield then first right into Bickram Crescent where the property is situated on the right hand side as signposted.

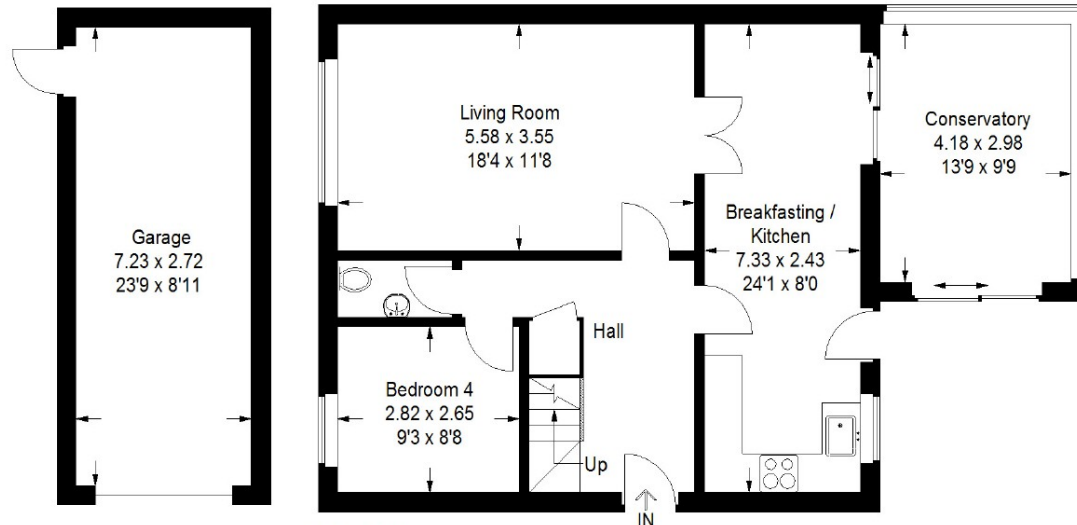
MORGANS PROPERTY PACKAGE

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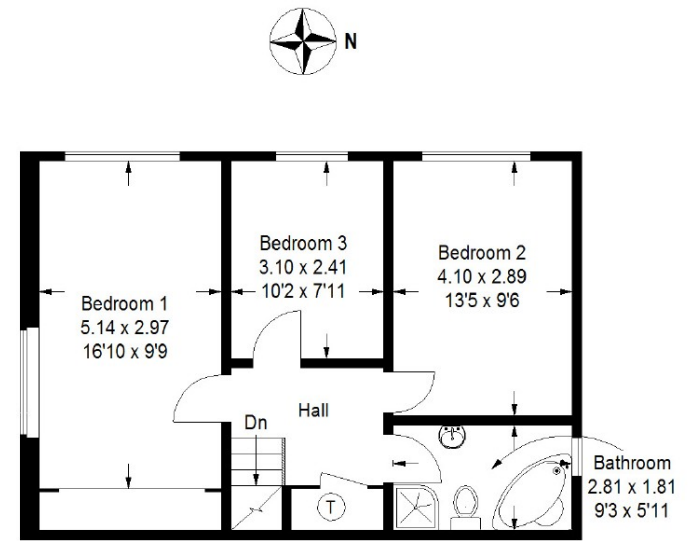




Approximate Gross Internal Area = 123 sq m / 1324 sq ft
 Garage = 20 sq m / 215 sq ft
 Total = 143 sq m / 1539 sq ft



First Floor



Second Floor

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Disclaimer:

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 55664)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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