



Morgans

2 OLD FORGE GROVE
COMRIE, FIFE, KY12 9HL
OFFERS IN THE REGION OF £135,000



2 OLD FORGE
GROVE
COMRIE
KY12 9HL

Well appointed extended semi detached family villa in quiet cul-de-sac within the village of Comrie. This house provides an ideal home and comprises entrance hall, lounge, dining kitchen, four bedrooms with family bathroom and separate shower room. The property benefits from double glazing and gas central heating with the added benefit of a car port, driveway and single car garage. There are private gardens to the front and rear. Viewing highly recommended to appreciate size and location. EPC RATING C.



EXCELLENT FAMILY VILLA
SET IN QUIET CUL-DE-
SAC, EXTENDED TO
PROVIDE AN IDEAL
HOME IN QUIET VILLAGE
LOCATION.

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.

MEASUREMENTS

LOUNGE 14'5 X 10'10

DINING KITCHEN 14'5 X 12'4

BEDROOM 1 11'3 X 10'10

BEDROOM 2 11'6 X 10'2

BEDROOM 3 11'7 X 8'0

BEDROOM 4 8'5 7'9

BATHROOM 7'8 X 5'9

SHOWER ROOM 8'4 X 3'8

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline head west through the villages of Gowkhill, Carnock and Oakley. As you enter Comrie and as you pass the garage on the righthand side turn left onto Porterfield following the road to the brow of the hill where it veers to the left. Continue along where you will see a turning on the left hand side and the property is located in the cul-de-sac on the left as signposted.

MORGANS PROPERTY PACKAGE

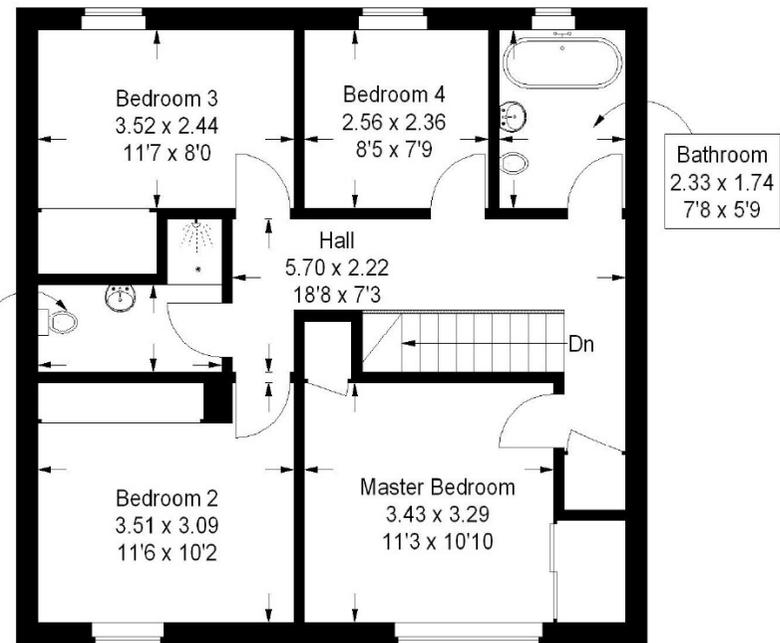
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







Ground Floor



First Floor

SHOOTHOME.TV™
BRINGING HOMES TO LIFE

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. (ID93665)

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

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

