



M o r g a n s

50 Porterfield  
Comrie, Fife, KY12 9HJ  
Fixed Price £137,000







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Comrie  
KY12 9HJ

Ideal opportunity to acquire this detached family villa situated in quiet hamlet of Comrie with excellent commuter links and easy access to Dunfermline town centre. The subjects comprise entrance hall/storage, lounge/dining area, kitchen, downstairs shower room, three double bedrooms and family bathroom. The property benefits from double glazing and gas central heating. It has well maintained private gardens and patio benefitting from a southernly aspect to the rear providing a child/pet safe environment, a detached garage and a driveway. Early entry available. EPC RATING D



## 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

LIVING ROOM 23'0 x 11'8

KITCHEN 12'4 x 7'5

SHOWER ROOM 7'2 x 6'2

BEDROOM 1 13'1 x 12'4

BEDROOM 2 13'1 x 11'4

BEDROOM 3 11'1 x 7'8

BATHROOM 9'5 x 6'5

## EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom fittings, light fittings, integrated kitchen appliances and the greenhouse.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline head west through the villages of Gowkhall, Carnock and Oakley. As you enter Comrie and pass the garage on the right hand side, turn left into Porterfield following the road to the brow of the hill where it veers to the left then continue along the road and you will see the property signposted on the left hand side.

## 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.

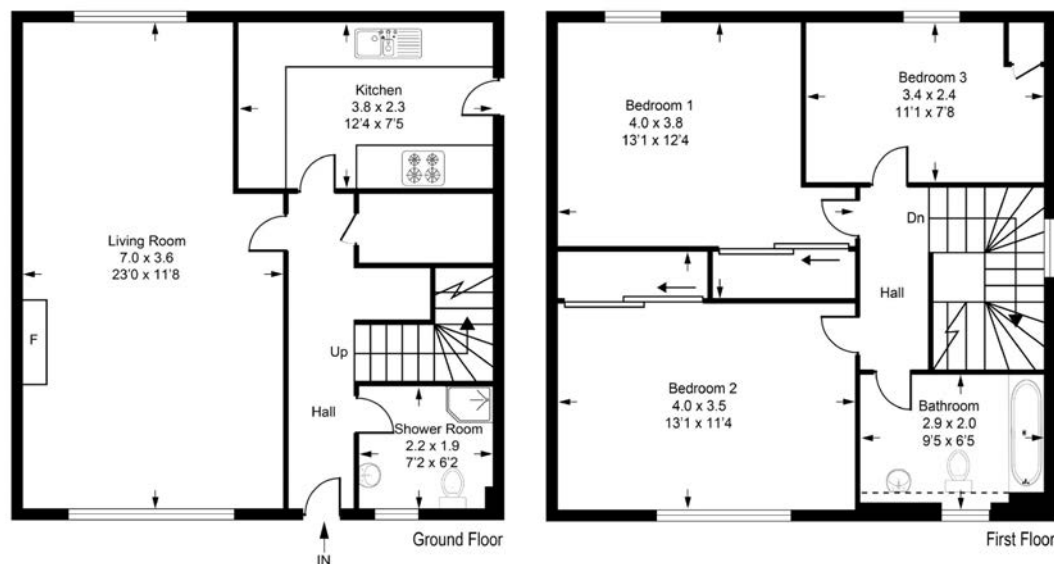








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Disclaimer:

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.

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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

