



Morgans

PROPERTY

94 Porterfield, Comrie, KY12 9XQ

Offers over £280,000





Four-bedroom detached home



Spectacular 26-foot lounge/dining room



Conservatory to the rear



EPC Rating - Unknown



Ground floor bedroom



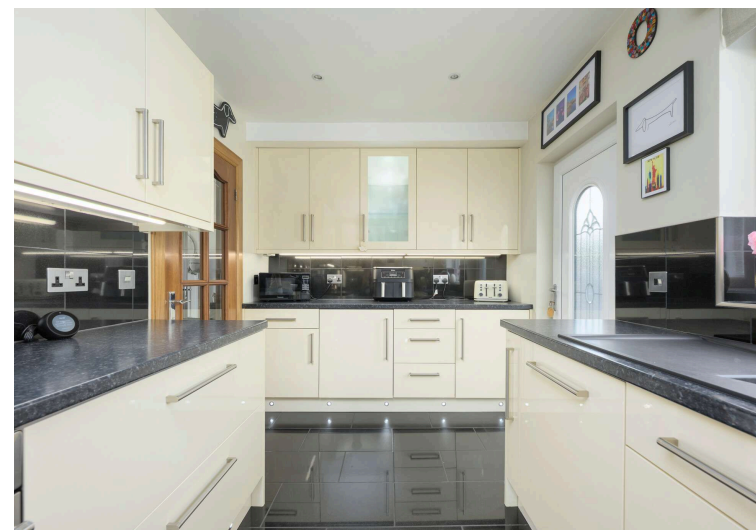
Detached garage



Eaves storage on first floor



Council Tax Band - Unknown





Welcome

This four-bedroom detached home offers generous and well-proportioned accommodation over two floors, extending to approximately 1,554 sq ft and set in the village of Comrie. The property occupies an enviable corner plot with fantastic outdoor space whilst maintaining privacy. A standout feature of the ground floor is a spectacular lounge/dining room extending to over 26 feet — an exceptional open living space ideal for family life and entertaining alike. A conservatory to the rear provides an attractive additional reception area with access to the garden. A further ground floor bedroom, a kitchen, and a storage cupboard complete this level. The first floor comprises three further bedrooms and a bathroom. One bedroom is a generous double extending to over 15 feet, with the remaining two also well proportioned. Useful eaves storage is accessible from the first floor landing, adding to the practical appeal of the property. A detached garage provides secure parking or additional storage. Situated in the village of Comrie, the property is within easy reach of transport links and the amenities of nearby Dunfermline.

LOCATION

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.





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EXTRAS INC. IN SALE / AGENTS NOTE

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







Comrie

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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.

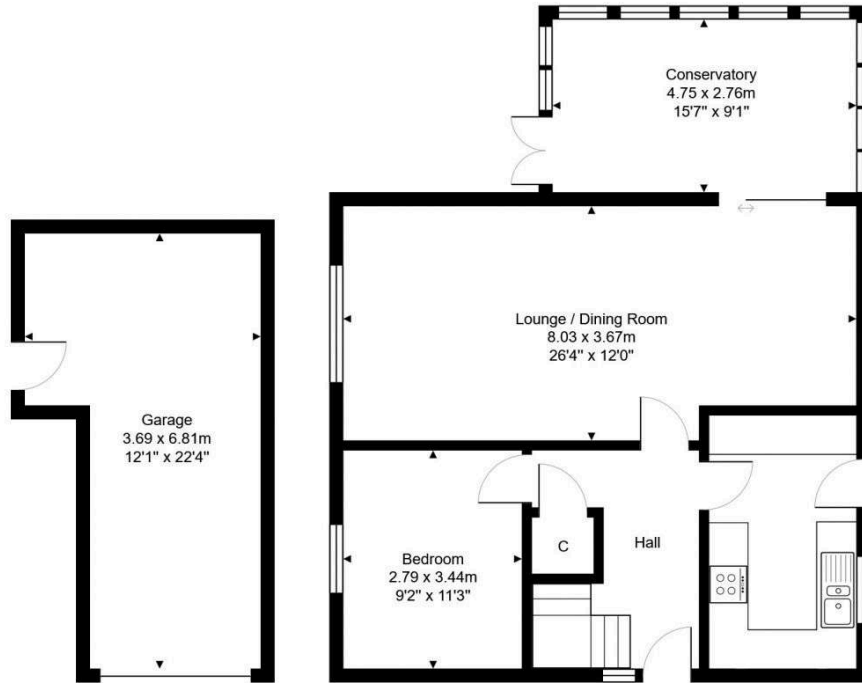


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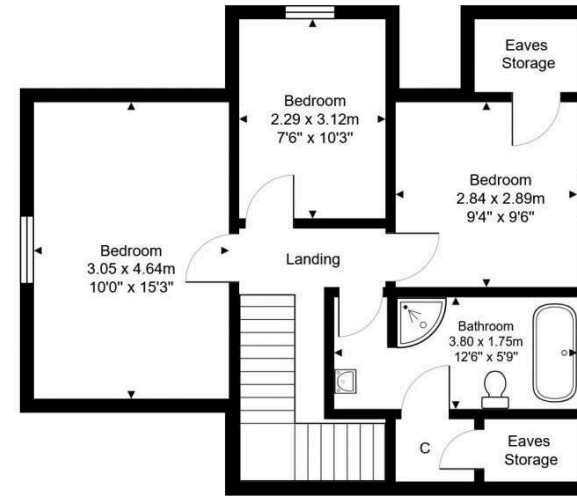


Total Area: 144.3 m² ... 1554 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY
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www.morganlaw.co.uk



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.