



Morgans

PROPERTY

5 Allen Grove, Comrie, KY12 9XH

Offers Over £195,000



Unl



Three bed semi detached villa



Separate kitchen



Impressive 22ft lounge/dining room



Three upstairs bedrooms



Handy downstairs WC



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

A well-presented three-bedroom semi-detached home offering generous and versatile family accommodation across two floors, set within the popular village of Comrie on the western outskirts of Dunfermline. This property is ideally suited to first-time buyers, young families, or those seeking a comfortable home in a well-regarded residential setting. The ground floor is anchored by an impressive open-plan lounge and dining room — a superb 22-foot space that is bright, flexible, and ideal for both relaxed everyday living and entertaining. The separate kitchen is well-appointed with fitted units and ample worktop space, whilst a convenient downstairs WC adds practical everyday value. A hallway cupboard provides useful additional storage. Upstairs, three bedrooms are served by a modern shower room. The principal bedroom benefits from a built-in wardrobe, and a further cupboard on the landing ensures storage is plentiful throughout the upper floor. There are well stocked and mature gardens to front and rear with driveway for several vehicles. Solar panels complete this home.



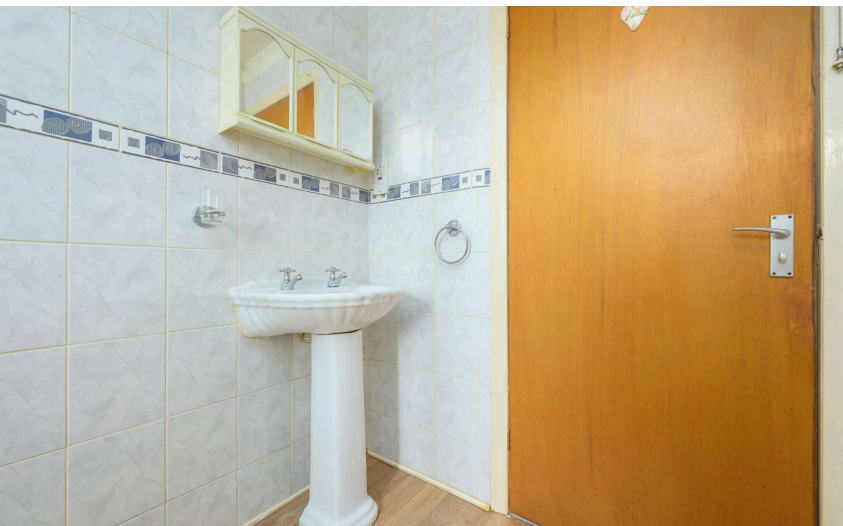


EXTRAS INC. IN SALE / AGENTS NOTE

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

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

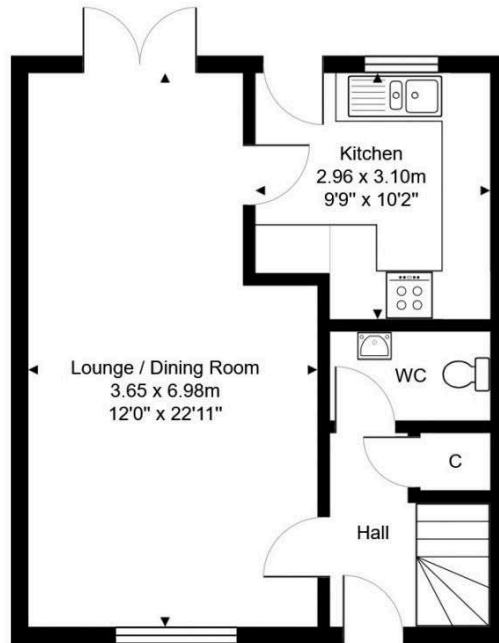
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



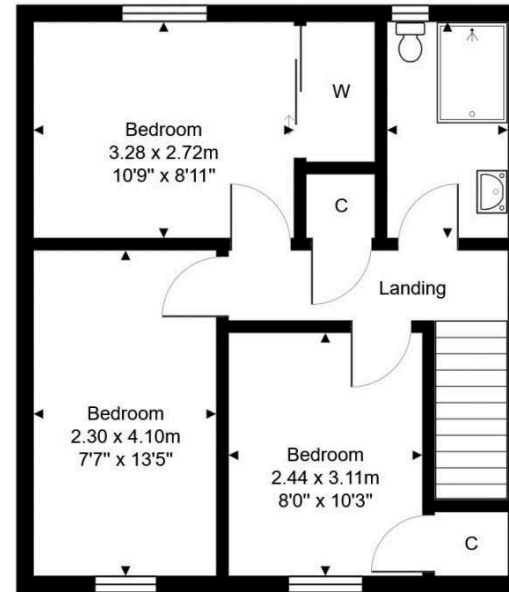
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Total Area: 82.4 m² ... 887 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Shower Room
1.52 x 2.72m
5'0" x 8'11"



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
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.