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23 Porterfield, Comrie KY12 9XG

Offers In The Region of  
£175,000

## 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.

## DESCRIPTION

A superb opportunity to acquire this spacious detached family villa spread over two levels with feature conservatory leading to balcony with open outlook and woodland backdrop. The property is modern and stylish throughout and briefly comprises entrance hall, lounge, downstairs double bedroom and dining kitchen on the lower level. On the upper level there are three double bedrooms and four piece bathroom. The property benefits from gas central heating and double glazing. Externally there is an extensive tarmac with monobloc driveway leading to a single car garage. There are also mature and attractive garden grounds. Viewing is highly recommended.

## ENTRANCE HALLWAY

Entry to the property is gained via the side elevation up stone steps leading to secure UPVC door. The hallway has solid wood flooring throughout. There is a carpeted staircase leading to the upper level. Understair cupboard.

## LOUNGE

**5.69m(18'8") x 3.61m(11'10")**

A spacious front facing lounge with picture window. Laminate flooring. Feature fireplace in situ. Double paned doors to dining area.

## DINING KITCHEN

**7.16m(23'6") x 2.54m(8'4")**

A large dining kitchen which is rear facing and fitted with an abundance of base and wall units with complementary worktops and splashback tiling. Laminate flooring. Stairs leading to conservatory. Appliances include melamine sink with mixer tap. Range stove cooker and overhead double extractor hood. The dining area has ample room for large table and chairs. Fridge freezer included in sale price.

## CONSERVATORY

**3.81m(12'6") x 3.53m(11'7")**

One of the main features of the property is the conservatory with open outlook over gardens and woodland area. Doors lead to balcony with wrought iron railings and room for small table and chairs/alfresco dining. Quarry tiles throughout.

## BEDROOM 4

**3.53m(11'7") x 2.82m(9'3")**

Located on the ground floor, this double bedroom is well presented and has ample space for free standing furniture. Laminate flooring.

## UPPER LANDING

As mentioned a carpeted staircase leads to the upper landing with access to attic.

## BEDROOM 1

**5.03m(16'6") x 3.05m(10'0")**

In good decorative order and well presented throughout, this double bedroom is front facing. Stripped wooden floors. Door to wc facilities. Door to dressing room area.

## W C FACILITIES

Door from bedroom one leads to wc facilities with tiling to splash areas and mosaic floor tiles. Extractor fan.

## DRESSING ROOM AREA

Again, a door from bedroom one leads to the dressing room area which is fitted with ample wardrobes providing excellent hanging and shelving

space. Vanity mirrors.

## BEDROOM 2

**3.73m(12'3") x 2.84m(9'4")**

The second double bedroom is rear facing with open outlook and views. Laminate flooring. Ample room for free standing furniture.

## BEDROOM 3

**3.28m(10'9") x 2.39m(7'10")**

The third double bedroom is again well presented and in good order throughout. Laminate flooring.

## BATHROOM

**3.89m(12'9") x 3.15m(10'4")**

An impressive four piece bathroom suite comprising corner shower cabinet and jacuzzi bath. The bathroom is fully tiled with complementary border tile. Ceramic tiles to floor. Spotlights to ceiling. Two window formation. The bathroom has vanity units and built in storage facilities. Mirror with light. Shaver point.

## OFFICE/CELLAR

**3.58m(11'9") x 3.12m(10'3") (office only)**

Located in the basement, the current owners have equipped the cellar into an office with wooden flooring throughout. Window to the rear. Ample power points. Room for free standing furniture. Radiator. This leads through to a large cellar/utility and laundry room plumbed for automatic washing machine/drier. Excellent storage facilities.

## GARDENS AND GROUNDS

There are well maintained mature and attractive garden grounds to the front and rear of the property. The front gardens are mainly laid to lawn with mature plants and bedded borders. The rear gardens are bounded by mature trees providing a child and pet safe environment. There is a large patio area ideal in the summer months for garden furniture/alfresco dining. They are mainly laid to lawn with drying facilities and have bedded borders. Separate seating areas. Garden shed included in sale price.

## GARAGE

There is a tarmac with monobloc driveway giving access for approximately six vehicles and leading to single car garage with power and light.

## EXTRAS INC IN SALE PRICE

All floor coverings, blinds, bathroom fittings, light fittings, integral kitchen appliances, range cooker, fridge freezer and the garden shed.

## VIEWING

By appointment with Morgans telephone 01383 620222 or via the ESPC on Sat & Sun 01383 605000.

## TRAVEL DIRECTIONS

On entering the village of Comrie follow the road for several hundred yards where the property is situated on the lefthand side (as signposted).

## MORGANS PROPERTY PACKAGE

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

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