



MORGANS,
33 East Port, Dunfermline,
Fife KY12 7JE

Morgans
Solicitors, Estate Agents &
Independent Financial Advisers

Tel: 01383 620222
Fax: 01383 621213
www.morganlaw.co.uk



27 Bickram Crescent, Comrie KY12 9XL

Offers in Region of
£150,000

DESCRIPTION

A well appointed modern detached villa located within what has proven to be a popular residential locale. The accommodation is formed over two levels and briefly comprises of; entrance hallway with shower room/wc, lounge/dining room, fitted breakfasting kitchen on the lower level. Stairs lead to the first floor landing giving access to three bedrooms and family bathroom/wc. The property benefits from gas central heating, double glazing and an alarm system. Externally the property further benefits from beautifully landscaped gardens to the front and rear with driveway & garage providing ample off street parking and workshop area to rear. This beautifully presented property is a credit to its current owners and internal viewing comes highly recommended to appreciate the size and standard of accommodation on offer.

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.

ENTRANCE HALLWAY

A bright and welcoming reception hallway featuring laminate flooring, radiator and under stair storage cupboard. Access to shower room/wc.

SHOWER ROOM /WC

Comprising of a three piece suite of low level wc, wash hand basin and separate shower cubicle. Tiled splash back to the three piece suite. Radiator and extractor fan.

LOUNGE/DINING ROOM

7.09m(23'3") x 3.71m(12'2")
Bright and spacious public room enhanced by window formations to the front and rear. Featuring laminate flooring, coving to the ceiling, radiator, ample power points, television point and telephone point.

KITCHEN

3.25m(10'8") x 3.20m(10'6")
Modern fitted kitchen featuring wall and floor mounted units with complementary wipe clean work surfaces. Incorporated within the units is a one and a half bowl sink and drainer, ceramic hob, electric fan assisted oven, extractor hood and breakfast bar area. Radiator. Ample power points. A window formation and frosted door leads out to the rear garden and allows ample natural daylight.

UPPER LANDING

Stairs lead to the first floor landing giving access to all further accommodation. Storage cupboard housing the water tank. Loft hatch giving access to partially floored loft with light. Dado rail. Carpeted.

BEDROOM 1

3.61m(11'10") x 2.69m(8'10")
Bright double bedroom enhance by a window formation to the rear. Mirrored wardrobes provide ample hanging and shelving space. Carpeted. Radiator and ample power points.

BEDROOM 2

4.11m(13'6") x 2.39m(7'10")
Second double bedroom with window formation to the front. Carpeted with radiator and ample power

points.

BEDROOM 3

3.18m(10'5") x 2.36m(7'9")
Spacious third bedroom with window formation to the front. Carpeted with radiator and ample power points. Above stair storage cupboard.

FAMILY BATHROOM/WC

2.54m(8'4") x 1.52m(5'0")
Frosted window formation to the rear. Comprising of a three piece suite of low level wc, wash hand basin and bath. Tiled around the bath and wash hand basin areas. Chrome ladder style radiator.

GARDEN & GROUNDS

One of the main features of this property is the beautiful landscaped gardens to the front and rear. The front is mainly laid to lawn with feature bedded area. The rear garden has been landscaped to provide a garden area with family in mind. The garden features a top tier which is mainly laid to lawn with raised chipped section ideal for potted plants. The middle tier is again turfed and currently used as a child's play area. The lower tier is decked and is ideal in summer months for al fresco dining. Steps then lead down to the lower level which is slabbed and features an external water tap and provides access to the workshop and garage with side access for bins.

DRIVEWAY & GARAGE

A driveway gives access to the garage which benefits from being slightly wider than your average garage and provides ample off street parking as well as ample storage. There is floored loft space in the garage providing further storage facilities. Access door into the rear workshop which offers flexibility in its use perhaps as a utility room, potting shed or as it is currently used, a workshop. Access door to the rear. Power and light.

EXTRAS INCL IN SALE PRICE

All floor coverings, light fittings and blinds.

TRAVEL DIRECTIONS

From Dunfermline head northwest on the A907 via the villages of Gowkhill, Carnock and Oakley. Immediately after Oakley you will approach Comrie turning left into Porterfield which is opposite Saline Motors Garage. At the brow of the hill turn right into Bickram Crescent where the road will veer down and to the left. You will find the property located on your left hand side (as signposted).

VIEWING

By appointment with Morgans telephone 01383 620222 or ESPC on 01383 605000

MORGANS PROPERTY PACKAGE

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