



YOUR MOVE

PRICE:

Fixed

£130,000

Ref no: 527/435/514

**YOUR MOVE,
11 New Row,
Dunfermline, Fife,
KY12 7EA**

To make an
appointment to view:

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01383 739729

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Come In:

To your nearest branch

Parkland Grove, Comrie, Dunfermline, Fife, KY12 9XW



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Parkland Grove, Comrie, Dunfermline, Fife, KY12 9XW

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DIRECTIONS

Enter the village of Comrie through Oakley village itself directly onto Blairwood Terrace and into Main Street. Take a left onto Porterfield, proceed straight ahead onto Bickram Crescent and Parkland Grove is second on the left thereafter. The property is indicated by the Your Move For Sale board.

LOCATION

The village of Comrie presents an ideal commuter base with links to M90 and Forth and Kincardine Bridges providing access to Glasgow, Edinburgh, central belt and beyond. The village benefits from local shopping and public transport links with a wider variety of facilities provided for in Dunfermline town.

DESCRIPTION

Spacious and well presented, Your Move offer the opportunity to purchase this semi detached villa in popular Comrie village. The accommodation is formed over two levels and comprises: entrance hallway, lounge/dining room, family room/conservatory, modern fitted kitchen, separate WC, and upstairs presenting three bedrooms and modern family bathroom. The property benefits from gas central heating and externally, detached garage with driveway, and mature gardens. Suitable for purchasers of all ages, viewing is recommended.

ENTRANCE HALL

Enter via single glazed security door with single glazed window to side directly into entrance hall. Carpet. Central ceiling light. Double panel radiator. Provides access to stairwell, understair storage cupboard, lounge/dining room and separate WC.

LOUNGE/DINING ROOM

3.71m x 6.83m (12'2" x 22'5")

Bright and spacious main reception room combining both lounge and dining facilities. Decorated in popular neutral tones. Single glazed window to front and double glazed window to rear. Two ceiling lights. Two radiators. TV point. Telephone point. Provides access to kitchen.

KITCHEN

2.92m x 2.36m (at narrowest point) (9'7" x 7'9")

Well presented, modern, fitted kitchen with a selection of wall and base mounted units with complementary wipeclean worktop. Chrome handle detail. Laminate flooring. Single glazed window overlooks rear garden. Stainless steel sink with side drainer and chrome mixer tap. Four-burner stainless steel gas hob with overhead extractor hood and stainless steel oven/grill. Central ceiling light. Radiator. Breakfast bar complete with stools. Plumbing for automatic washing machine. Provides access into family room/conservatory.

FAMILY ROOM/CONSERVATORY

3.53m x 3.20m (11'7" x 10'6")

Excellent second reception room offering many uses but currently used as family room. Double glazed on two sides offering views over rear garden. Double glazed security doors provide views and access into rear garden. TV point. Laminate flooring. Double panel radiator.

CONSERVATORY

SEPARATE WC

2.08m x 1.14m (6'10" x 3'9")

Two piece pale coloured suite comprising WC and wash-hand basin with pedestal format. Carpet. Central ceiling light. Extractor fan. Radiator.

STAIRS TO:-

/LANDING: Carpet. Wooden handrail. Provides access to all bedroom accommodation, bathroom, loft and airing cupboard.

BEDROOM

2.26m x 3.20m (7'5" x 10'6")

Brightly decorated. Window to front. Carpet. Radiator. Central ceiling light. Integral store closet. Ample space for free standing furniture. TV point.

BEDROOM

4.17m x 2.51m (13'8" x 8'3")

Double bedroom. Brightly decorated. Window to front. Laminate flooring. Radiator. Central ceiling light. Ample space for free standing furniture. TV point.

BEDROOM

3.53m x 2.64m (11'7" x 8'8")

Lovely master room with window overlooking rear garden. Carpet. Central ceiling light. Fitted sliding door mirrored robes offer shelved and hanging space. Ample space for free standing furniture. TV point.

BATHROOM/WC

1.55m x 2.46m (5'1" x 8'1")

Modern three piece white suite comprising WC, wash-hand basin with pedestal format, and bath with overhead shower. Chrome accessories. Tiled to walls with border tile detail. Carpet. Radiator. Opaque window to rear. Central ceiling light.

EXTERNAL

REAR GARDEN: Enclosed by timber fence. Laid predominantly to slabs, ideal for alfresco dining. Drying area. Stocked border beds. Side access to garage. FRONT GARDEN: Laid to chips with mature border beds and conifer hedgerow.

GARAGE

Single garage with extra store facility to rear. Accessed via up-and-over door. Power and light.

DRIVE

Slabbed driveway offers off street parking.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:

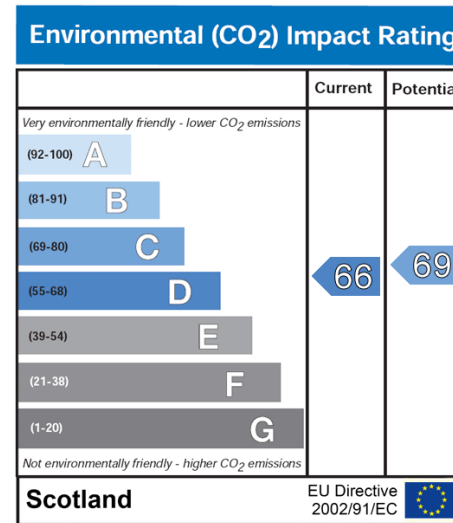
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

ALL MEASUREMENTS:

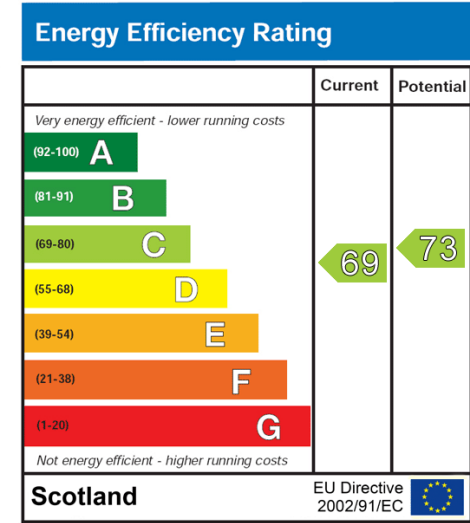
All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Mon - Fri 9:00 - 5:30 Sat
9:00 - 1:00 Sun - Closed



The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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