

1 Steel Grove

COMRIE, KY12 9XA



Beautiful three-bedroom detached house in truly walk-in condition on a large plot within easy access to all commuter links, popular residential location



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We are delighted to offer to the market this superb, three-bedroom, detached house, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

THE LOUNGE/DINER



Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the open planned dining area with new flooring through the living room and dining area, which has ample space for a table and six chairs for more formal dining with friends and family.

THE KITCHEN



The kitchen has been newly fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. Bedroom three is also located on the ground level.



BEDROOM 3





The upper level comprises a useful box room that is perfect for those requiring to work from home and two well-proportioned double bedrooms. Both bedroom benefits from built-in wardrobes. A contemporary modern fully tiled four-piece family bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



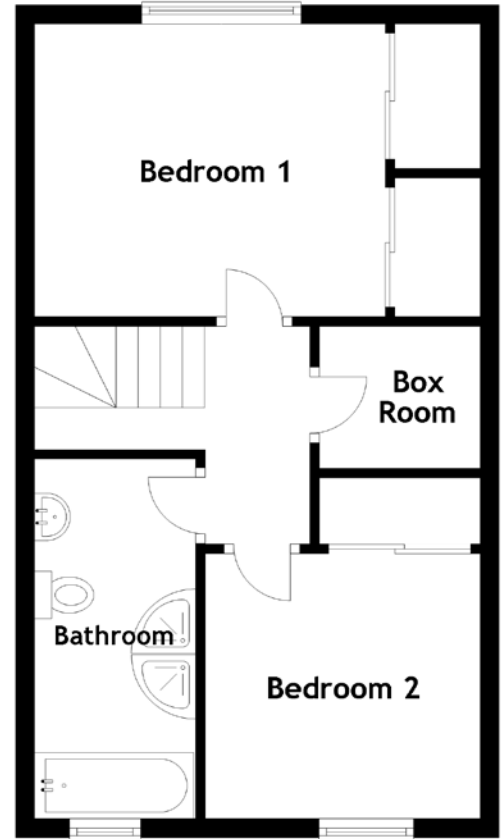
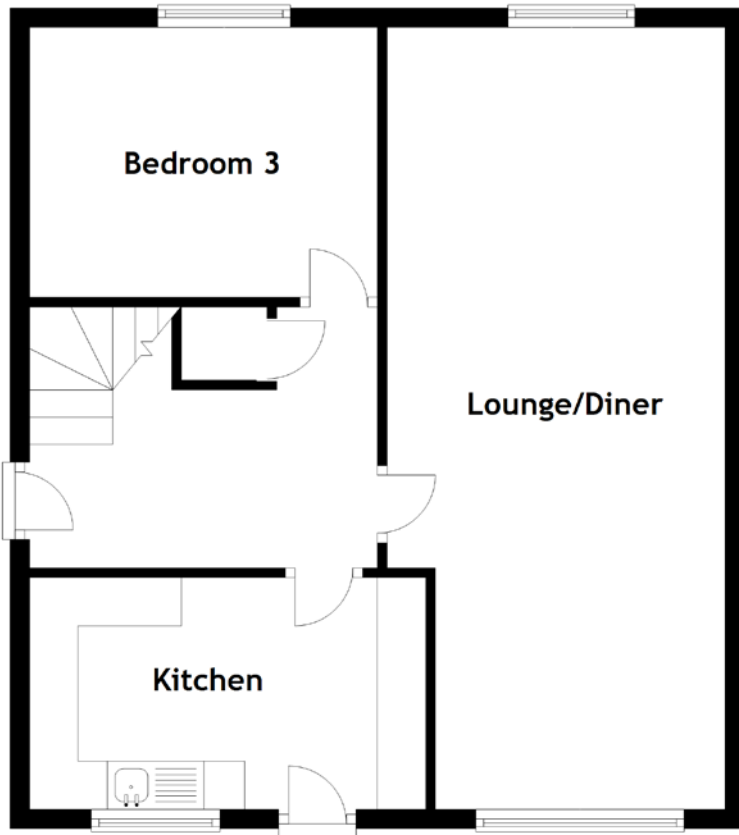
There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for up to three vehicles. There is also an external detached garage with an electric door that has lighting and power. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout. The property has scope to extend with the correct planning.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



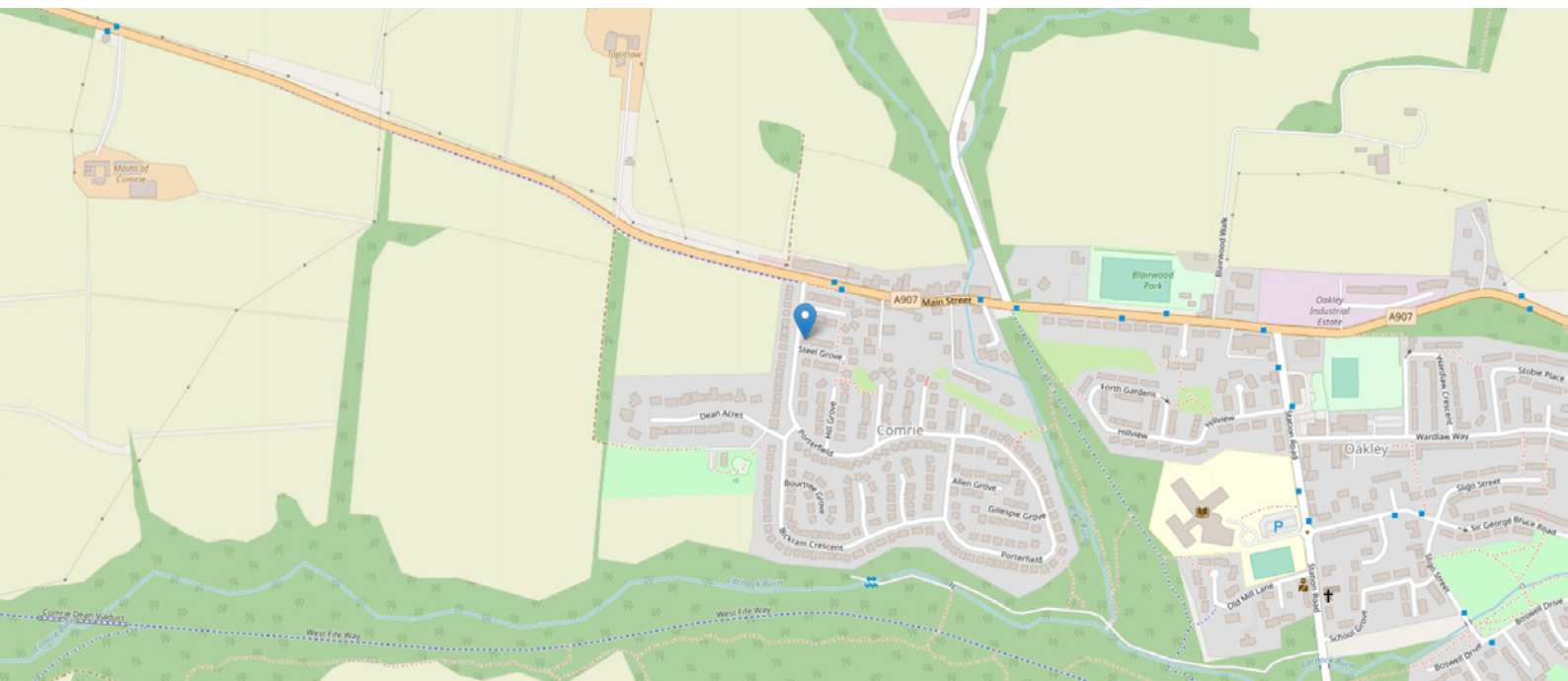
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 8.10m (26'7") x 3.50m (11'6")
 Kitchen 4.10m (13'5") x 2.40m (7'10")
 Bedroom 1 3.70m (12'2") x 3.10m (10'2")
 Bedroom 2 2.90m (9'6") x 2.80m (9'2")

Bedroom 3 3.60m (11'10") x 2.80m (9'2")
 Bathroom 3.80m (12'6") x 1.70m (5'7")

Gross internal floor area (m²): 98m²
 EPC Rating: D

Extras: Floor coverings, light fittings and integrated appliances.



THE LOCATION

Comrie, Fife, is a hamlet in the Culross Parish, West Fife, and lies immediately to the West of Oakley on the A907 road between Dunfermline and Alloa. To the South of the Village, the Comrie Burn flows westwards to meet the Bluther Burn. To the West just outside the village is a farm with riding stables, well used in the locality.





The property is located in the popular village of Comrie, proven to be a popular residential area with 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 all amenities and 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.



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