



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**7 Main Street**

COMRIE, DUNFERMLINE, FIFE, KY12 9HD

# 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. This home forms part of a

cul-de-sac setting located off the main street. 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.



Abbot House, Dunfermline Abbey & Pittencrieff Park.







# THE PROPERTY

7 Main Street is situated within a well-established residential area within the village of Comrie. Contrary to its name, the Bungalow sits off the main street in a quiet location. The property is a well-presented detached bungalow offering generous accommodation with some interesting surprises. This home is ideal for a growing family and/or those wishing to work from home.

Entered from a bright porch, there is a generous lounge with a front aspect

benefitting from quality carpeting. Double doors open to a family room or snug and on into the large dining kitchen, flowing on into the formal dining room. From the dining room, bi-fold doors open to the sun lounge, providing a magnificent space to relax and enjoy the gardens from. The house flows nicely from one room to the next and from the kitchen, stairs lead down to glass fronted room currently utilised as a home gym. The bedroom wing holds four bedrooms, master bedroom is en-suite, and the family bathroom

with bath and separate shower enclosure. A second staircase leads down to a storage area with toilet and wash hand basin, a home office with French doors to the garden completes the accommodation.

There is parking to the side of the house for four cars, a large garden shed and the well stocked, terraced gardens are mainly to the rear. A small burn runs along the rear boundary. This is a home for exploring, for entertaining and for enjoying family life.





# SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

Kitchen	6.00m (19'8") x 3.90m (12'10")
Lounge	5.74m (18'10") x 3.63m (11'11")
Dining Room	4.30m (14'1") x 3.20m (10'6")
Sun Room	6.65m (21'10") x 3.55m (11'8")
Family Room	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	3.95m (13') x 3.70m (12'2")
En-Suite	2.40m (7'10") x 2.20m (7'3")
Bedroom 2	3.90m (12'10") x 3.59m (11'9")
Bedroom 3	4.20m (13'9") x 2.75m (9')
Bedroom 4	3.00m (9'10") x 2.40m (7'10")
Study	3.90m (12'10") x 3.45m (11'4")
Bathroom	3.00m (9'10") x 2.30m (7'7")
WC	2.15m (7'1") x 0.90m (2'11")
Gym	6.40m (21') x 3.45m (11'4")
Storage Area	3.45m (11'4") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>) - 226m<sup>2</sup>

EPC Rating - C

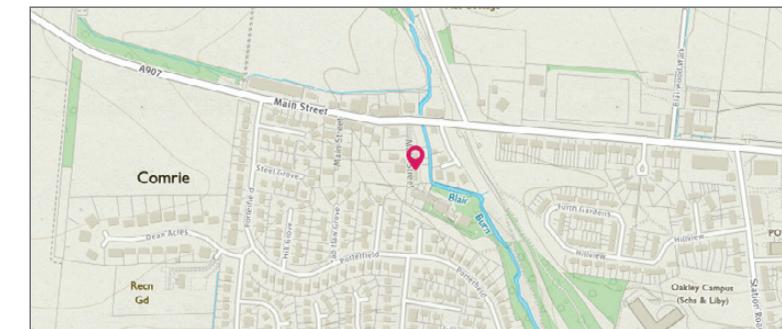
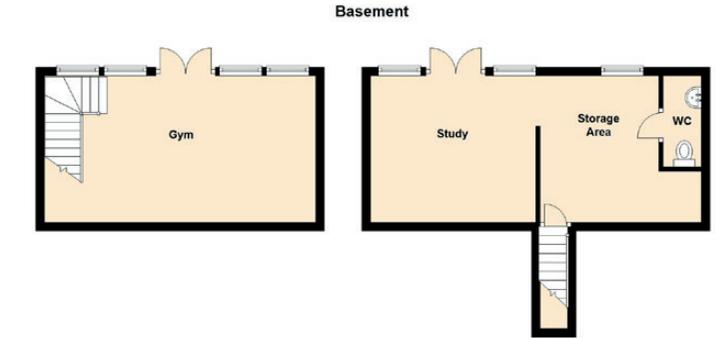


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**Part  
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