




McEwan Fraser Legal

Solicitors & Estate Agents

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50 Bickram Crescent

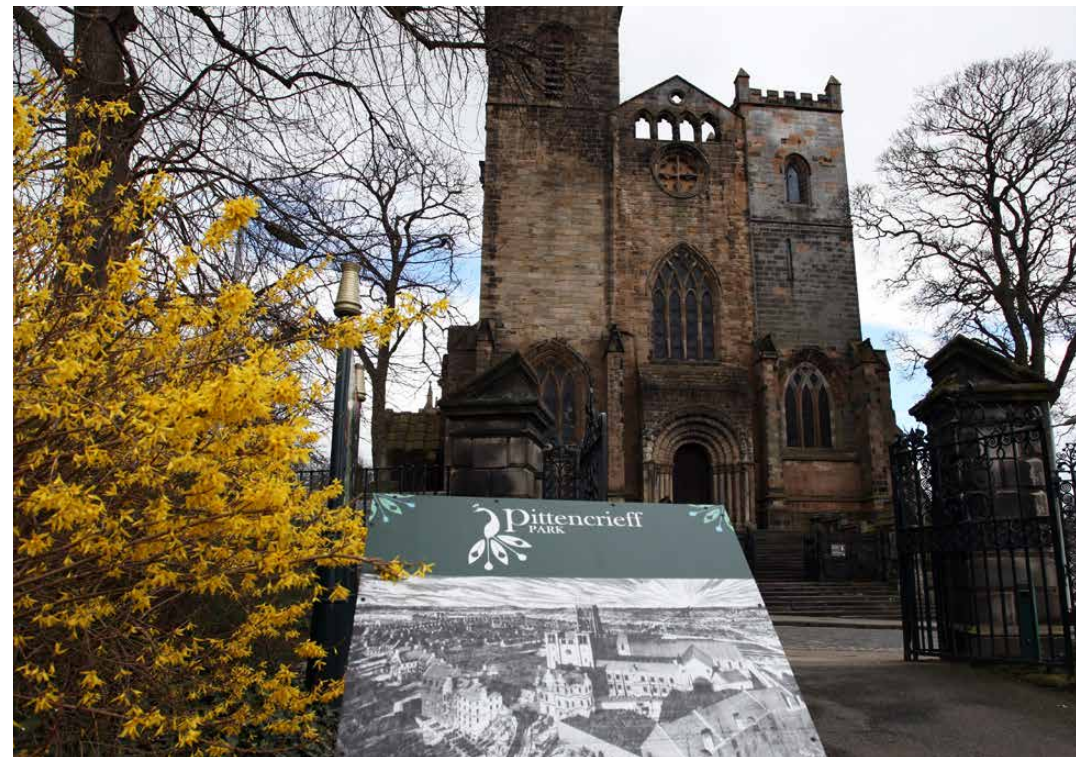
COMRIE, DUNFERMLINE, KY12 9XL

Comrie, Fife, is a hamlet in Culross Parish in 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.

Bickram Crescent forms part of a popular housing estate consisting of a variety of houses and bungalows.



50 Bickram Crescent

COMRIE, DUNFERMLINE, KY12 9XL

McEwan Fraser Legal is delighted to present this two bedroom house in Comrie, Dunfermline.

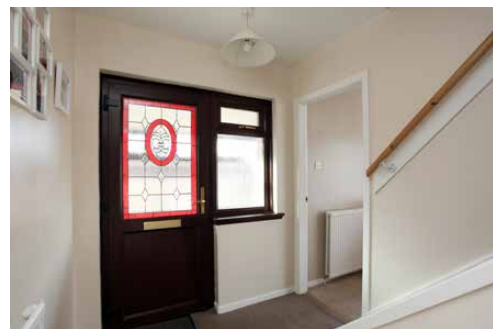
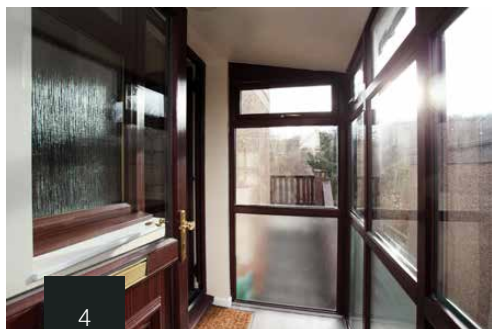
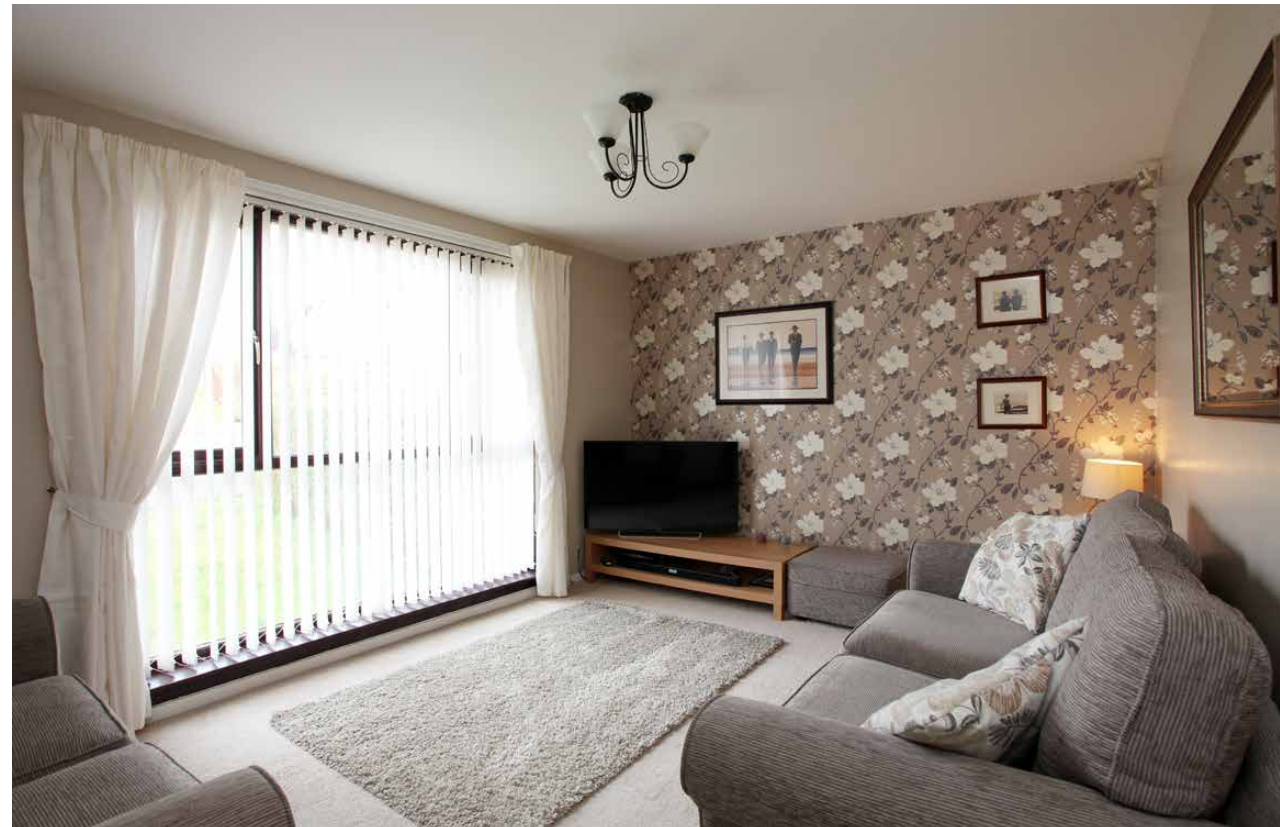
Bickram Crescent is situated within a popular and well established residential area within the village of Comrie. Number 50 is a well-presented semi-detached villa offering generous accommodation.

Entered into from a bright porch into the hallway, there is a generous lounge with a front aspect from the large picture window. The well-fitted dining kitchen has a French door to the deck.

On the first floor are two double bedrooms and the shower room that benefits from a modern three-piece suite.

This welcoming home enjoys gas central heating and double glazed windows.

There are gardens to the front and rear with a drive to the side. The enclosed rear garden has been decked from the back door and there is a full-height, walk-in, basement ideal for storage or as a utility room as there is plumbing and electricity. The basement is accessed under the deck that provides ample additional storage for bikes, garden furniture etc. The garden overlooks fields and trees providing a degree of privacy and adding to the general appeal of this home.



“... situated within a popular and well established residential area within the village of Comrie ...”





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

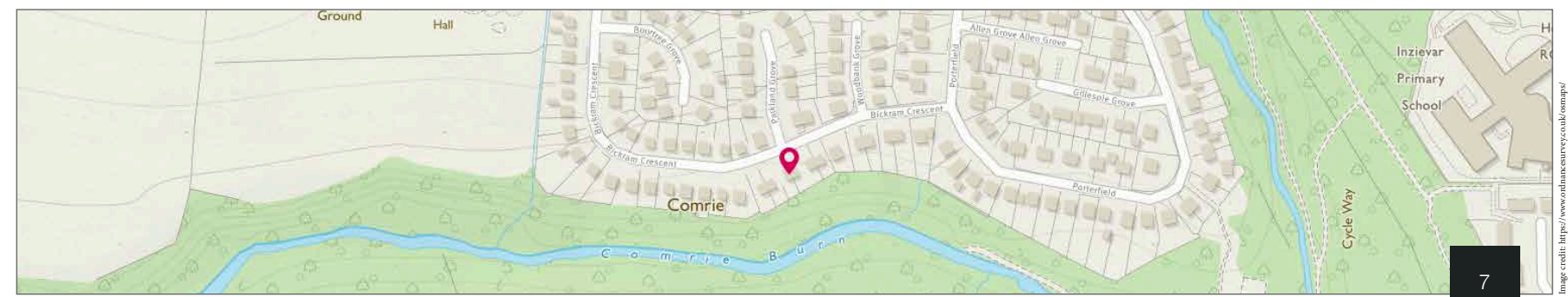


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen/Diner	4.50m (14'9") x 3.25m (10'8")
Bedroom 1	3.55m (11'8") x 3.50m (11'6")
Bedroom 2	3.25m (10'8") x 2.75m (9')
Shower Room	2.40m (7'10") x 1.60m (5'3")
Basement	4.50m (14'9") x 4.40m (14'5")
Storage Under Decking	4.50m (14'9") x 2.80m (9'2")

Gross internal floor area (m²): 69m² | EPC Rating: C

Extras (Included in the sale): Cooker hood, gas hob, electric oven, curtains and blinds are included.






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Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer