

66 Bickram Crescent

COMRIE, DUNFERMLINE, FIFE, KY12 9XL



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this tastefully extended semi-villa which benefits from solar panels, a 3-car driveway, and a long single garage with power.

On entering the bright and spacious hallway we are greeted with the quality internal doors which are prevalent throughout this beautiful home. There is clear evidence throughout that the current owners have lavished care on this property over the years. The downstairs shower room and WC has a walk-in shower cabinet and benefits from a modern suite and chrome heated towel rail. The very spacious lounge/diner/sun room has a multi fuel burner fireplace and a very large window to front flooding this very flexible area of the accommodation with lots of natural light. This area could accommodate a variety of furniture configurations. To the rear, the bright sun room and 2 Velux windows and sliding glass patio doors leading to the large rear garden. The very modern kitchen has a contemporary work surface over light wood effect base and wall units, Karndean flooring, integrated dishwasher and washing machine, under counter fridge and freezer and built-in double oven and 5 ring hob. Truly an inspiring place for any budding chef to prepare a tasty meal.









Sun Room



VIEW FROM BALCONY



SHOWER ROOM

Following the oak handrail and balustrade up the carpeted stairway to the upper accommodation we find a German whirlpool spa bath in a very well-appointed family bathroom with a modern white suite. The bedrooms comprise 2 x doubles – 1 with quality fitted wardrobes plus a generous single with storage cupboard over the stairs. All 3 have room for free-standing furniture. The upper hallway has a generous airing cupboard and access via fixed ladder to the floored and carpeted attic space with light.





Bedroom 1





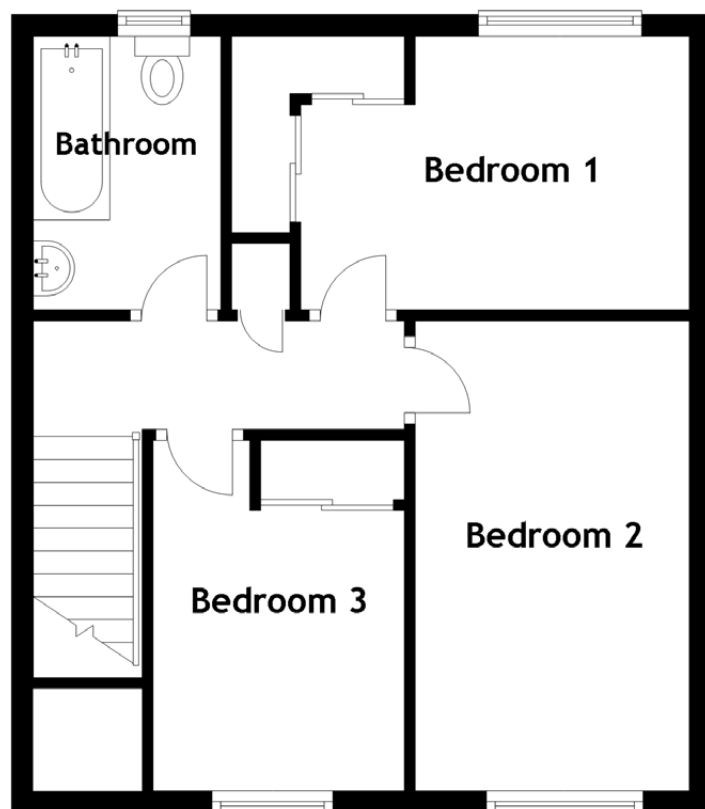
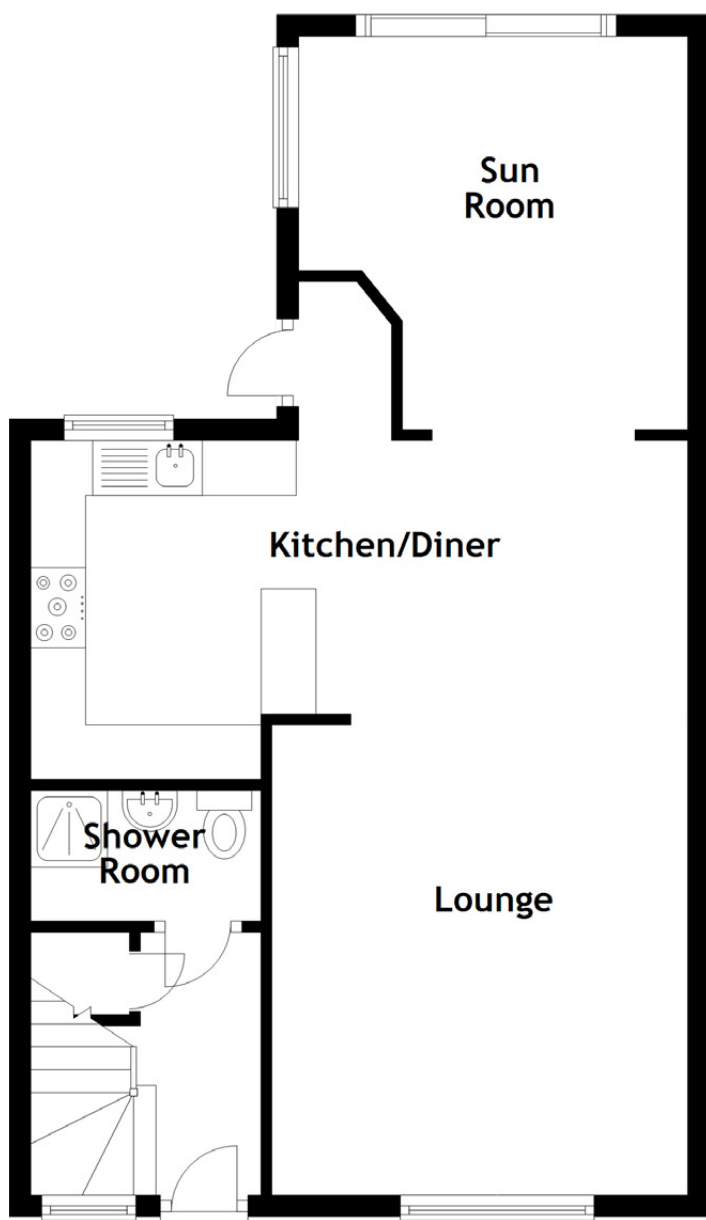
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'5")
Kitchen/Diner	6.00m (19'8") x 3.10m (10'2")
Sun Room	3.60m (11'10") x 3.30m (10'10")
Bedroom 1	3.55m (11'8") x 2.50m (8'3")
Bedroom 2	4.30m (14'1") x 2.50m (8'3")
Bedroom 3	3.20m (10'6") x 2.30m (7'6")

Bathroom	2.50m (8'3") x 1.50m (4'11")
Shower Room	2.10m (6'11") x 1.20m (3'11")

Gross internal floor area (m²): 97m²

EPC Rating: B

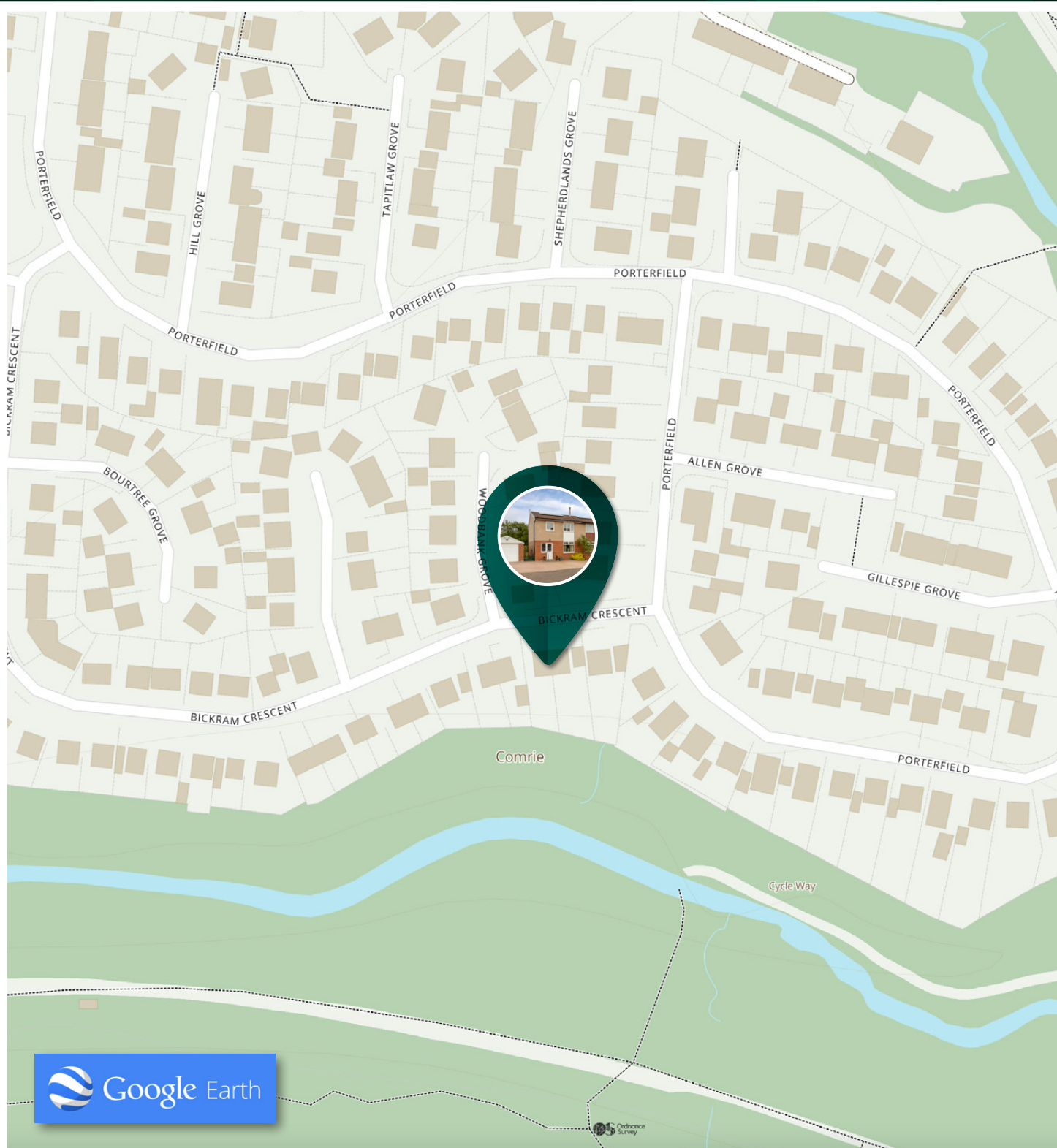
Buyer's Premium Value: £2500



The very generous rear garden is private, secure, and enclosed and accommodates a shed, wood store, mature shrubs and vegetable patches, and lawn. Rarely do we see such a well-finished property come to market and early viewing is strongly recommended to avoid disappointment in this case.







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