



*Wonderful three-bedroom detached bungalow*



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We are delighted to offer to the market this spacious three-bed bungalow situated in a popular location, thereby enjoying amazing panoramic views over Fife and beyond. This beautiful property is presented in immaculate decorative order inside and out and is sure to please the most discerning of buyers.

# THE LOUNGE



Accommodation comprises an entrance vestibule, a hallway, and a large and very comfortable lounge. The layout of the room offers a plethora of furniture configurations, and an abundance of light fills the room.

# THE DINING ROOM & SUN ROOM



The formal dining area and sun room are a great size and easily cater for a large family dining table, making it ideal for entertaining friends and family. The views from here are the real feature.



The kitchen is finished in a good range of white units with an integrated oven, grill, gas hob, fridge/freezer and dishwasher, making a stylish and highly functional area for food preparation. The utility room provides access to the rear garden area and features ample space for a washing machine and tumble dryer.

# THE KITCHEN & UTILITY





This lovely home has three double bedrooms with integrated wardrobes and one with a three-piece ensuite shower room. The modern family bathroom contains a bath, toilet and sink.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The property is beautifully set in substantial garden grounds which comfortably wrap around the property and offer incredible views from all angles of the garden. Parking is abundant via the tarmac driveway and the large detached garage. Bungalows are always popular, especially ones such as this, which is set in a quiet location, in walk-in condition, in a highly aspirational residential area, with an abundance of living space to enjoy. Early viewing is a must for prospective purchasers.

## EXTERNALS & VIEW

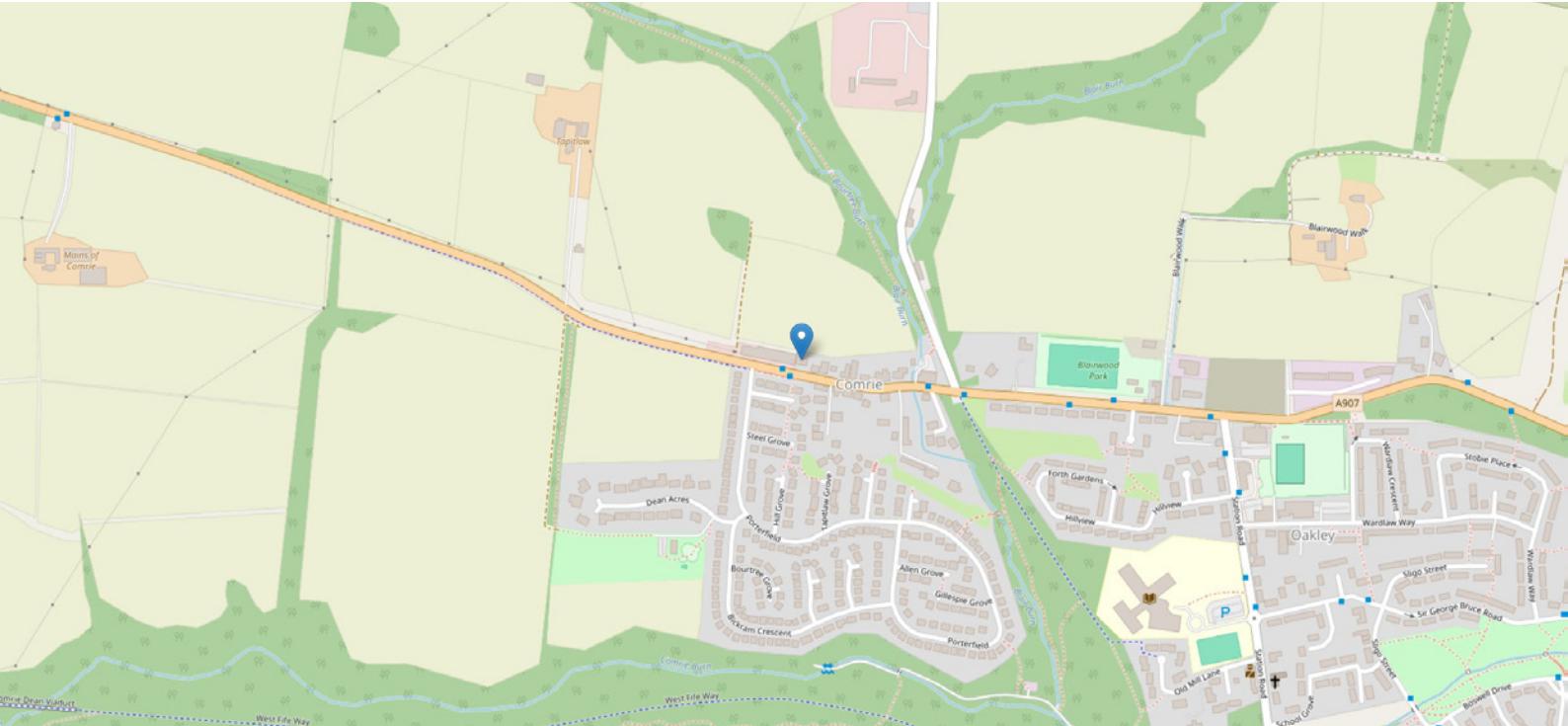


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup> | EPC Rating: C



# 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. Regular transportation is available to 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. The 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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