



Morgans

PROPERTY

69 Porterfield, Comrie, KY12 9XQ

Offers Over £285,000







Reception Hall W.C



Fitted Kitchen



Lounge/Dining Room



Four Bedrooms



Balcony Garden Room



Four Piece Bathroom



EPC Rating -



Council Tax Band - E







# Welcome

## DESCRIPTION

Deceptively spacious executive detached villa situated within the village and occupying an enviable plot with uninterrupted views over the woodlands. The large gardens provide privacy with beautiful views from the balcony and garden room. The grounds are well established with mature plants and trees, mainly laid to lawn with many seating areas to enjoy the aspect. The gardens are enclosed providing a child and pet safe environment offering a truly idyllic setting and a fabulous home for entertaining, with easy access onto the Dunfermline to Alloa Cycle path from gate. The accommodation is charming throughout and well presented, briefly comprising reception hall, w.c facilities, spacious lounge/dining room leading to feature balcony, double bedroom and fitted kitchen. On the upper level there are three further bedrooms and four piece family bathroom. On the lower level there is a garden room which leads through to generous basement. This room could be adapted and is versatile. The double driveway leads to single garage with electric charger. Fully carpeted insulated loft with lighting. The property is double glazed with gas central heating.





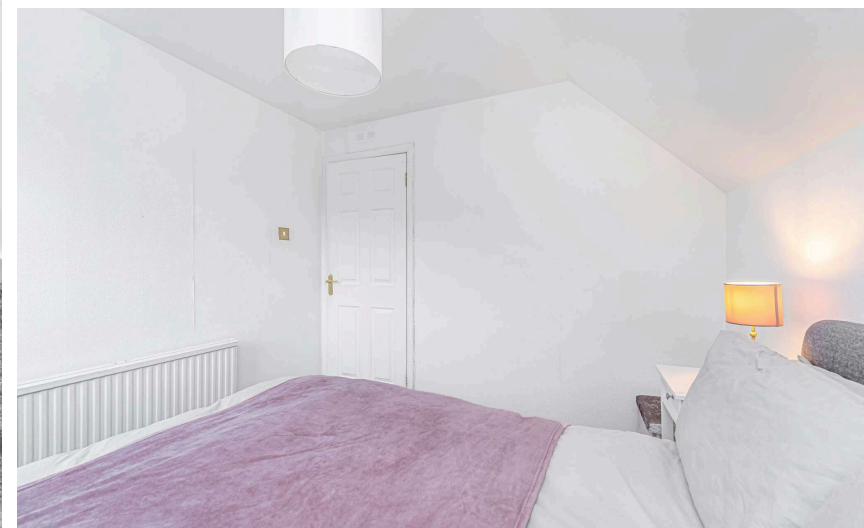


### **EXTRAS INC. IN SALE/AGENTS NOTE**

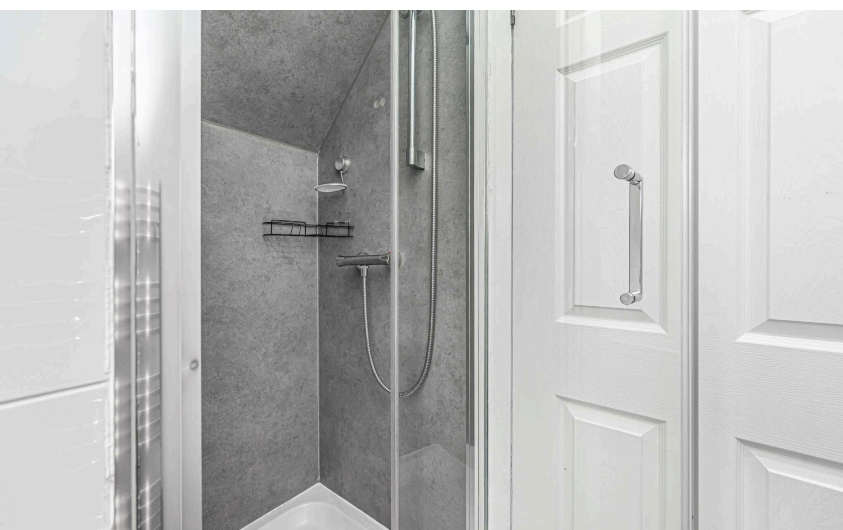
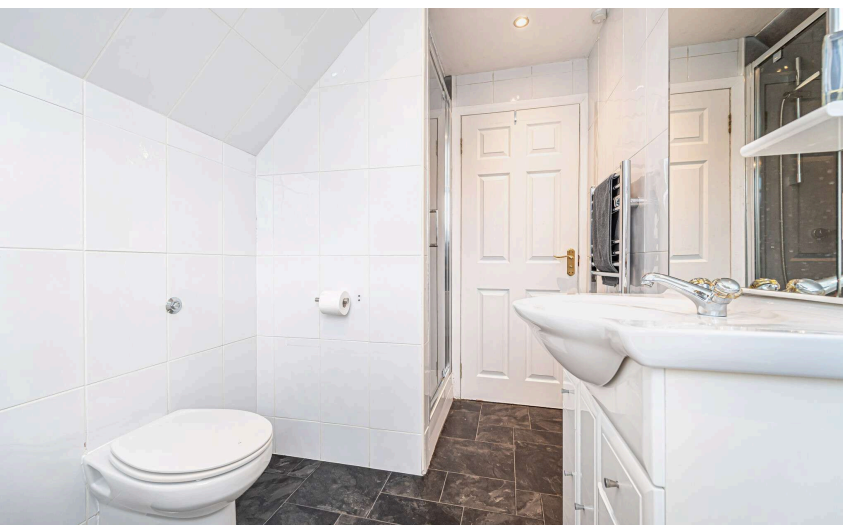
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and electric charger.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.













## Comrie

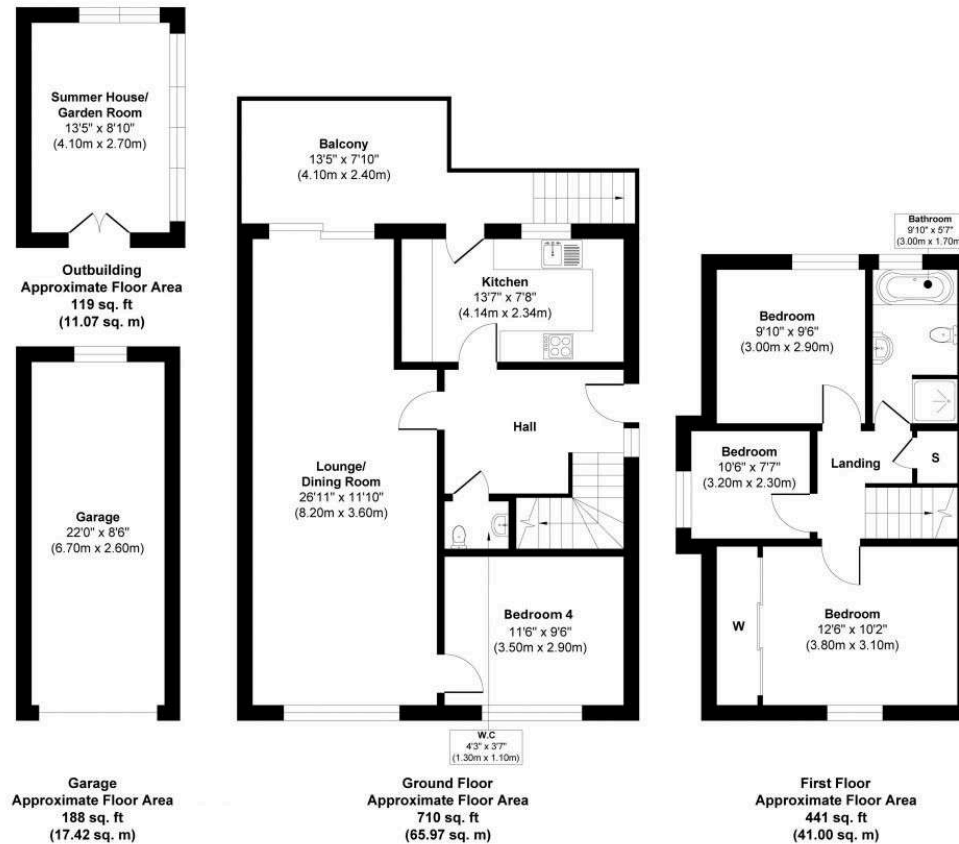
The property is situated in the popular village of Comrie which is proven to be a popular residential area with similar style properties and local shops for everyday needs. Facilities are available in Blairhall and Oakley including primary schools and further shops with regular transportation is available into Dunfermline which is approximately six miles away where further 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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.







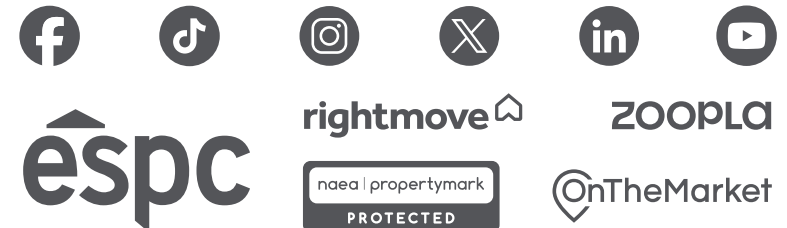
9AM MEDIA

**Approx. Gross Internal Floor Area 1458 sq. ft / 135.46 sq. m (Including Outbuilding&Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.