

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**11 Hill Grove, Comrie, KY12 9XF**  
**Offers Over £169,500**



Most attractive semi detached villa enjoying a much sought after cul-de-sac location within popular village setting and offering excellent family accommodation. Entrance hall, Downstairs WC, Lounge, Dining area, Smart kitchen, 3 Bedrooms (Built in wardrobes), Bathroom (roll top bath with shower over). Double glazing. Gas central heating. Garage. Driveway/parking for 2 cars and EV charger. Gardens to front and rear (Decking & custom built seating/ Dining area). Modern decor. Wood flooring. Oak doors. Well proportioned. Great family home in move in condition. EPC - C. Council tax - C. Freehold.

## LOCATION

The property is situated in the popular West Fife village of Comrie which is proven to be a popular residential area with similar style properties and local shops and facilities are available in nearby Oakley. These include primary schooling and regular transportation into Dunfermline City centre which is approximately six miles away. Further extensive facilities can be found including the Kingsgate Shopping Centre, retail parks, secondary schooling, bus and railway stations. The Forth Bridges 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.

## PROPERTY - SEMI DETACHED VILLA

- Hall
- Downstairs WC
- Lounge
- Dining area
- Attractive kitchen
- 3 bedrooms
- Bathroom with roll top bath
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage with driveway (EV Charger)
- Parking for 2 cars

## ACCOMMODATION

### Hall 4.20 m x 3.60 m / 13'9" x 11'10"

With Oak door to lounge and WC. Stairs to upper level.

### Downstairs WC 3.20 m x 1.20 m / 10'6" x 3'11"

Fitted with a white suite. Mid

### Lounge 4.20 m x 3.60 m / 13'9" x 11'10"

This is a bright spacious room. Open plan to dining area. Picture window to front.

### Dining area 25.00 m x 2.40 m / 82'0" x 7'10"

Door to kitchen. Rear.

### Kitchen 3.20 m x 3.00 m / 10'6" x 9'10"

This is a lovely, well fitted kitchen. Rear.

## Landing

With doors to 3 bedrooms and bathroom.

### Bedroom 1 3.50 m x 2.50 m / 11'6" x 8'2"

This is a good sized double bedroom which enjoys the benefit built in wardrobes. Further storage cupboard. Rear.

### Bedroom 2 3.00 m x 2.40 m / 9'10" x 7'10"

Another good sized double bedroom. Storage cupboard. Front.

### Bedroom 3 3.00 m x 2.20 m / 9'10" x 7'3"

The third bedroom is also of good proportions and has a deep built in cupboard. Front.

## Bathroom

This is a well proportioned bathroom which is fitted with a modern suite incorporating a roll top bath with a shower set over. Attractive subway tiling. Rear.

## Gardens

The property enjoys areas of garden ground to the front and rear. The rear garden is fully enclosed offering a pet and child safe environment.

## GARAGE/DRIVEWAY

There is a single garage accessed via a tarmac driveway. There is parking for 2 cars. Fitted EV Charger.

## HEATING

Gas central heating

## GLAZING

Double glazing.

## EXTRAS

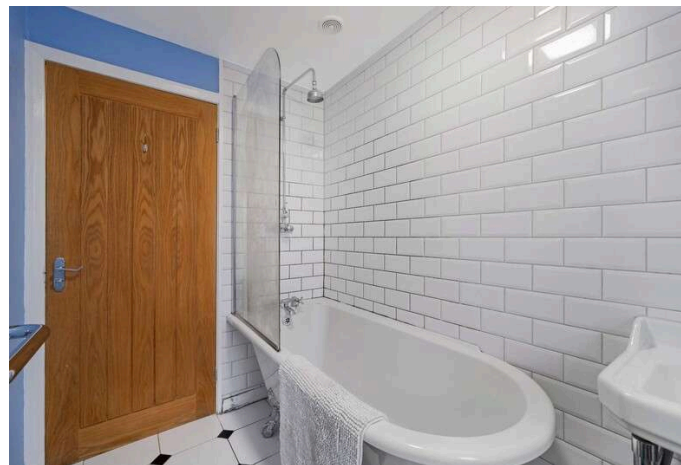
All the fitted carpets and blinds are included in the sale price.

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

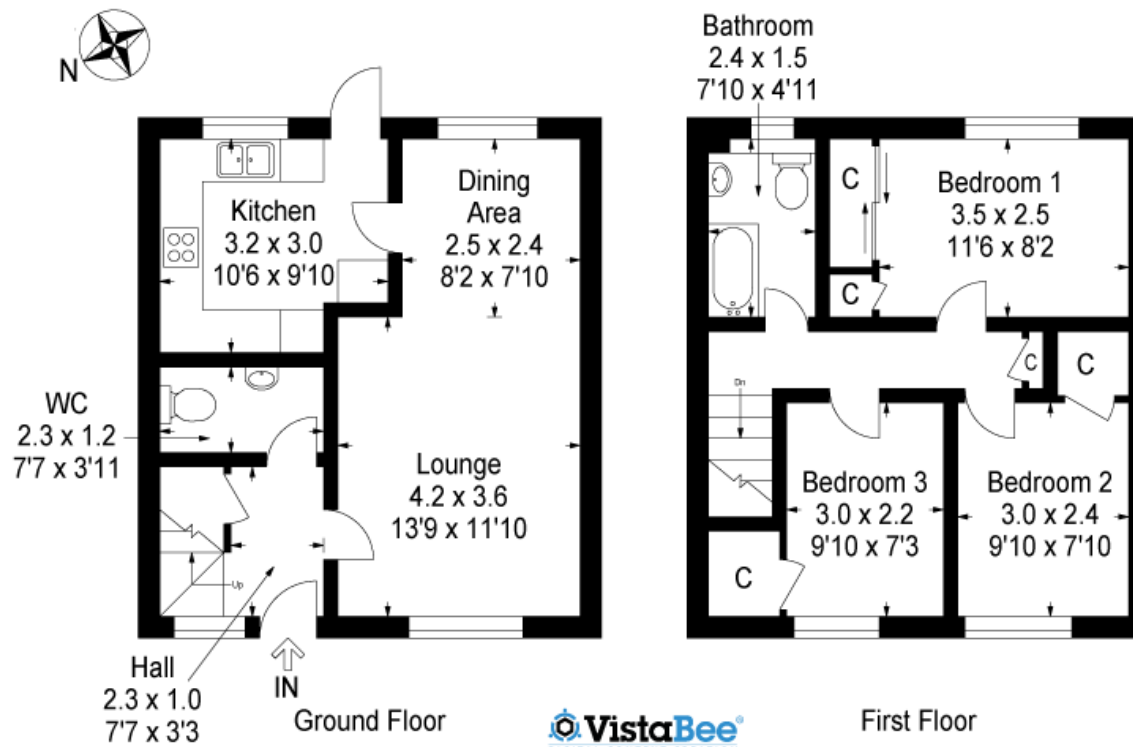
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: lsmith@ross.connel.co.uk



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2024

espc



rightmove

s1homes.com

Find us on Facebook