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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**5 Dean Acres, Comrie, KY12 9XS**  
**Offers Over £360,000**



Most attractive and well-proportioned detached bungalow enjoying a quiet cul de sac setting, with open outlooks to neighbouring farmland to rear. Constructed in 2005 this home offers spacious accommodation suited to modern family living. Entrance Hall, Split level Lounge and dining room, Modern fitted breakfasting kitchen, Utility room, Master bedroom (with en-suite shower room and built in wardrobe) 3 Further Bedrooms, Family bathroom. Externally the bungalow sits on well-proportioned garden grounds. Garage and driveway. Modern decor. Wood finishings. Superb family home. Rarely available. EPC - C. Council Tax - F. Freehold.

## LOCATION

This property enjoys an attractive setting within an exclusive enclave of similar homes, located in the popular and well-established village of Comrie. The area is a highly regarded residential location and benefits from local shops catering for everyday needs. Further amenities can be found in the nearby villages of Blairhall and Oakley, including primary schools and a broader range of local services.

Regular public transport links provide convenient access to Dunfermline, approximately six miles away, where a comprehensive selection of facilities is available, including the Kingsgate Shopping Centre, secondary schools, and both bus and railway stations. The close proximity of the Forth Road and Rail Bridges makes this an ideal commuter base for much of central Scotland, with excellent connections to the central motorway network and surrounding areas such as Falkirk and Stirling.

## PROPERTY - DETACHED BUNGALOW

- Most attractive street of exclusive properties
- Sought after location with open views to rear
- 2 Public rooms (Split level lounge/dining room)
- 4 Bedrooms
- 2 Bathrooms
- Garage
- Large driveway
- Lovely, well established gardens
- Quality fixtures and fittings
- Attractive wood finishings
- Ideal family / Retirement home
- Rarely available
- Internal viewing a must!

## ACCOMMODATION

Hall 1.48 m x 0.98 m / 4'10" x 3'3"

Lounge 4.76 m x 4.01 m / 15'7" x 13'2"

Dining Room 5.41 m x 3.00 m / 17'9" x 9'10"

Kitchen 3.63 m x 3.03 m / 11'11" x 9'11"

Utility Room 3.03 m x 1.58 m / 9'11" x 5'2"

Mid Hall 2.34 m x 1.07 m / 7'8" x 3'6"

Master Bedroom 3.94 m x 3.53 m / 12'11" x 11'7"

En-suite Shower room 2.22 m x 1.79 m / 7'3" x 5'10"

Bedroom 2 3.81 m x 3.32 m / 12'6" x 10'11"

Bedroom 3 3.51 m x 3.30 m / 11'6" x 10'10"

Bedroom 4 2.59 m x 2.41 m / 8'6" x 7'11"

Family Bathroom 3.03 m x 2.17 m / 9'11" x 7'1"

## Gardens

This property enjoys most attractive gardens to the front and rear of the property. The rear garden is fully enclosed offering a child and pet safe environment.

## GARAGE/DRIVEWAY

There is a single detached garage with up n over door accessed via a large tarmac driveway.

## HEATING

Gas central heating.

## GLAZING

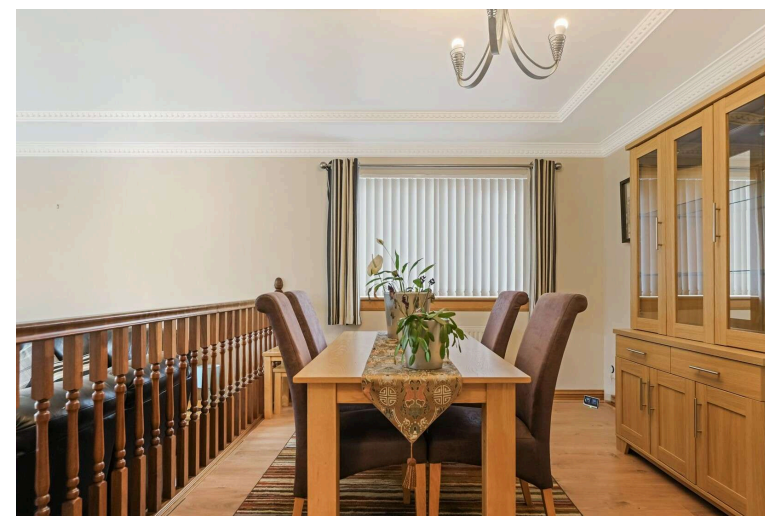
Double glazing.

## EXTRAS

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

## SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given.



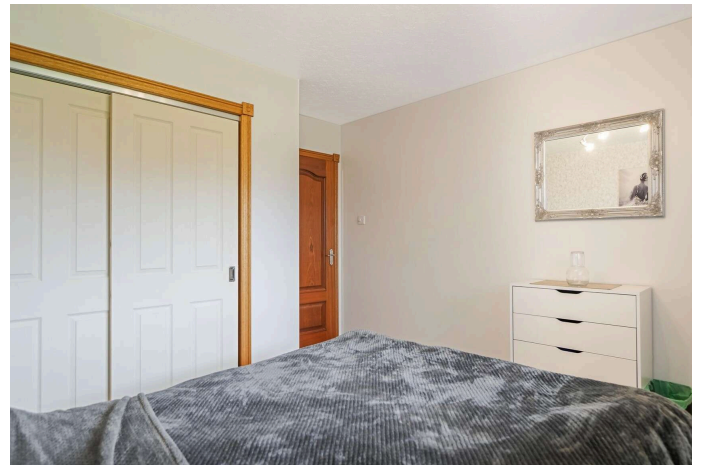
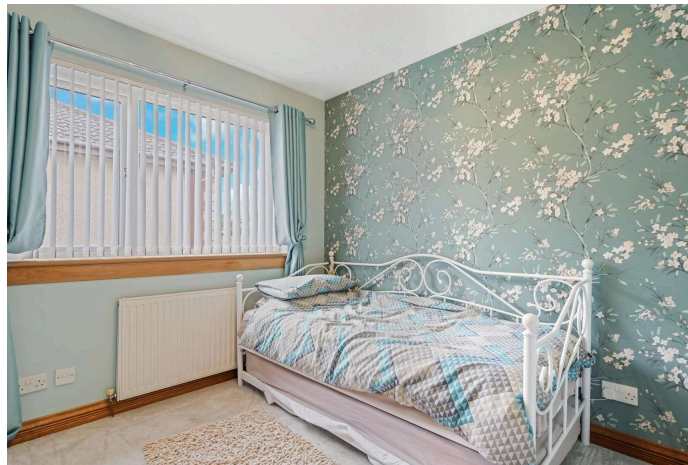
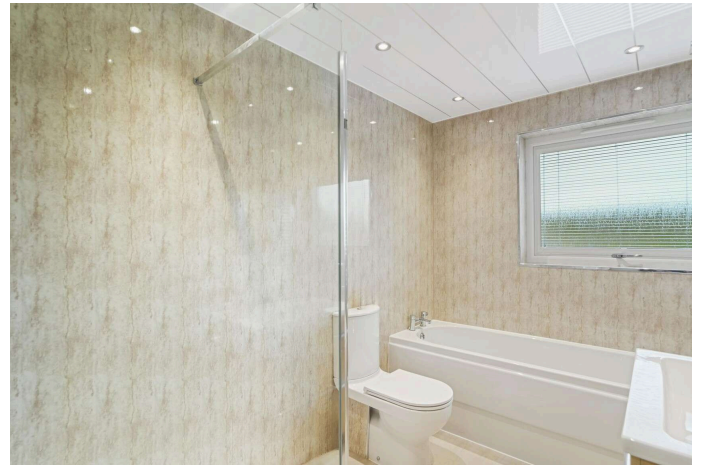


Hotpoint

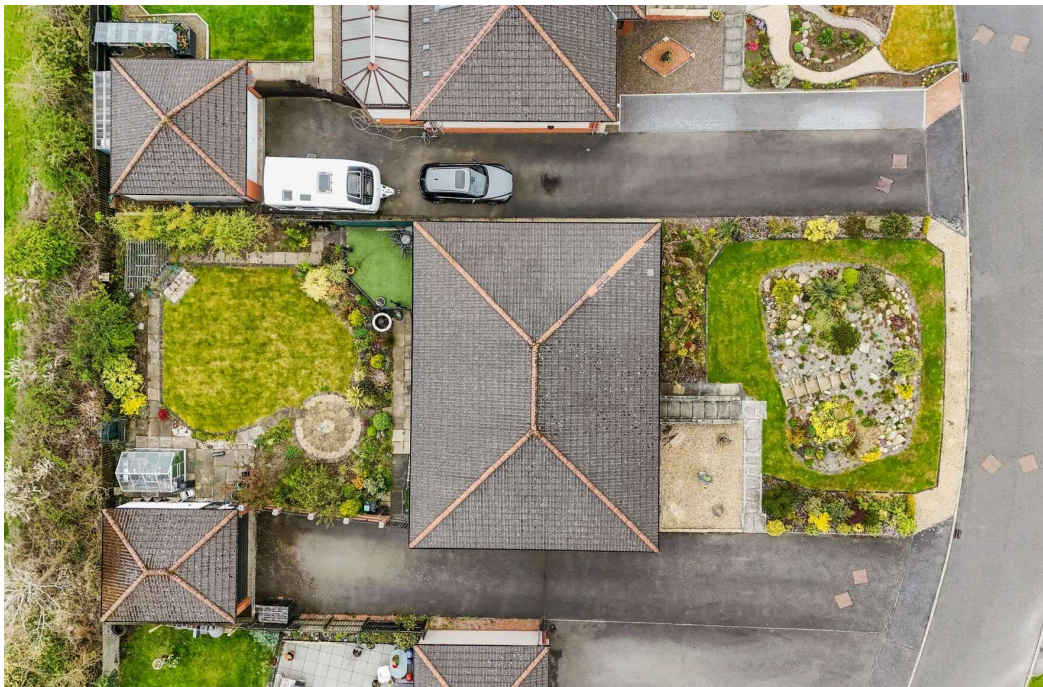
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ZANUS









## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## 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

## Home Report

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

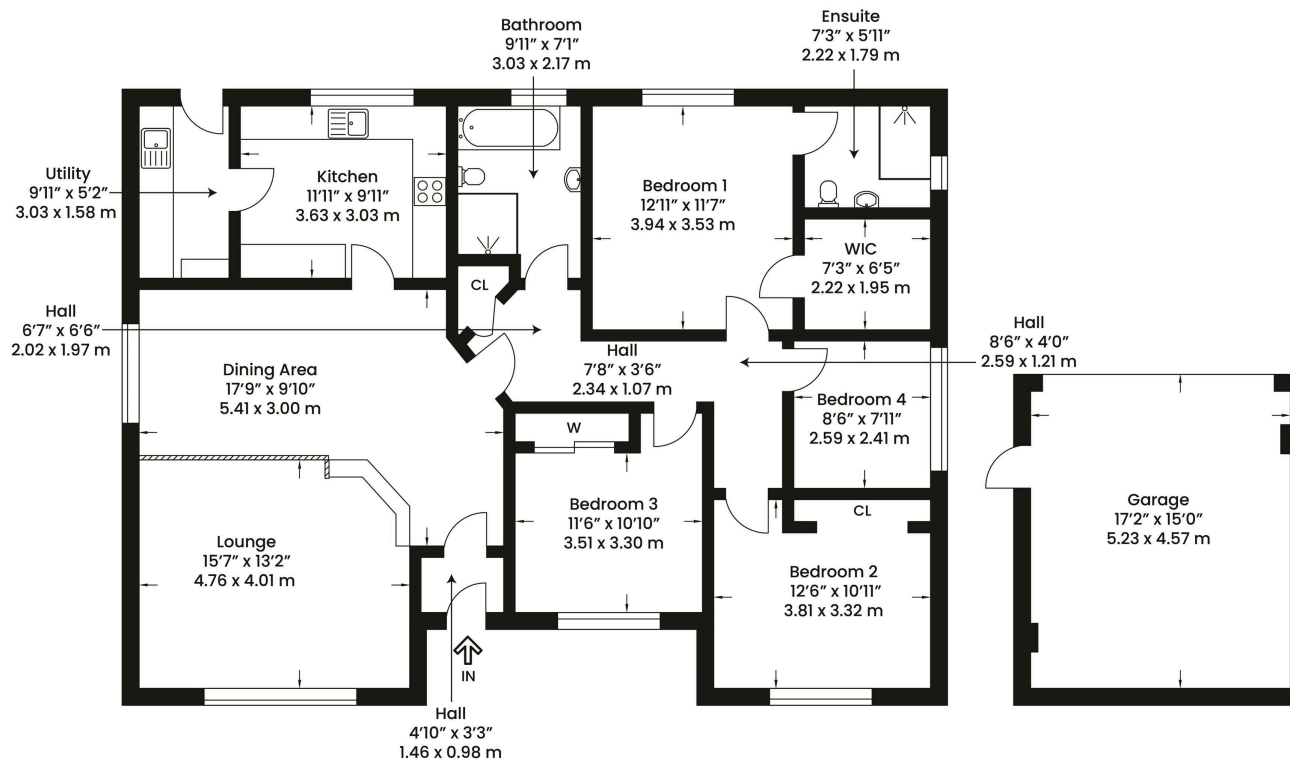
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[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.

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vistaBee

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 2026

