



Morgans

15 WOODLANDS DRIVE
CROSSFORD, KY12 8QE
OFFERS IN THE REGION OF £132,000



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DRIVE
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KY12 8QE

Superb opportunity to purchase this semi detached villa in the sought after and popular village of Crossford. Excellent local amenities and schools close by. The accommodation comprise of entrance hall with storage/cloakroom cupboard, kitchen, lounge with french doors to the rear garden. On the upper level there are three bedrooms (one single with fitted wardrobe) and a bathroom. The property benefits from gas central heating, double glazing, gardens to the front and rear with patio area, detached garage and driveway. Viewing recommended. EPC RATING D.



LOCATION

The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop and post office for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline where a wider range of shopping, leisure and social facilities can be found. Dunfermline is located only five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the west.

MEASUREMENTS

LOUNGE 19'1" x 10'1"

KITCHEN 8'1" x 8'0"

BEDROOM 1 10'0" x 9'1"

BEDROOM 2 10'0" x 9'1"

BEDROOM 3 8'1" x 5'1"

BATHROOM 8'1" x 5'1"

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EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline City centre head west via Pittencrieff Street continuing straight ahead at the traffic lights onto the A994 (signposted Crossford). On entering the village of Crossford proceed to the traffic lights continuing straight through and taking the second turning on the right into Lundin Road, then first left into Dean Drive. Take the next right into Knowehead Road take the second turning on the left and the property will be signposted on the left hand side.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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