



M o r g a n s

1 ST RONANS CRESCENT  
CROSSHILL, FIFE, KY5 8BN  
OFFERS IN THE REGION OF £169,950







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CRESCENT  
CROSSHILL  
KY5 8BN

Keenly priced detached modern bungalow on enviable plot providing excellent family accommodation on the level. The property is situated in a quiet part of the village and offers generous accommodation throughout. Briefly comprising entrance vestibule, reception hall, good storage, lounge, dining room or fifth bedroom, breakfasting kitchen with separate utility leading to gardens. Four double bedrooms with master en-suite and family bathroom. The property has gardens to the front side and rear with driveway and double garage. The subjects benefit from gas central heating and double glazing. Viewing Essential. EPC Rating C.



SUPERB DETACHED  
MODERN BUNGLOW IN  
QUIET LOCATION  
OFFERING GENEROUS  
FAMILY  
ACCOMMODATION.

## LOCATION

Crosshill is a charming village offering a good range of local amenities and is just off the A92 motorway. Lochore Meadows Country Park is close by with a wide variety of leisure pursuits and a nine hole Golf Course and Loch. The larger village of Lochgelly is nearby with ample amenities, train station and schooling. The villages provide an ideal commuter base to the major motorway network leading to Edinburgh in the south and Perth to the north.

## MEASUREMENTS

LOUNGE 18'6 x 15'9

DINING ROOM 14'0 x 9'1

BREAKFASTING KITCHEN 14'6 x 9'11

UTILITY ROOM 9'11 x 4'11

MASTER BEDROOM 15'5 x 11'3

EN-SUITE 8'10 x 3'8

BEDROOM 2 14'4 x 9'11

BEDROOM 3 11'3 x 9'11

BEDROOM 4 11'3 x 9'11

BATHROOM 9'11 x 5'7

DOUBLE GARAGE 25'3 x 17'10

## 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 progress on the A907 and at the Halbeath interchange proceed on the A92 signposted for Lochgelly. Take the slip road left onto the B9149 passing through two roundabouts and at the next roundabout take the 1st exit onto Auchterderran Road proceeding onto Bank Street on the B920 pass through the villages and on approach to Crosshill turn left into Inchgall Avenue and then left again into St Ronans Crescent where the property is situated on the right hand side as signposted.

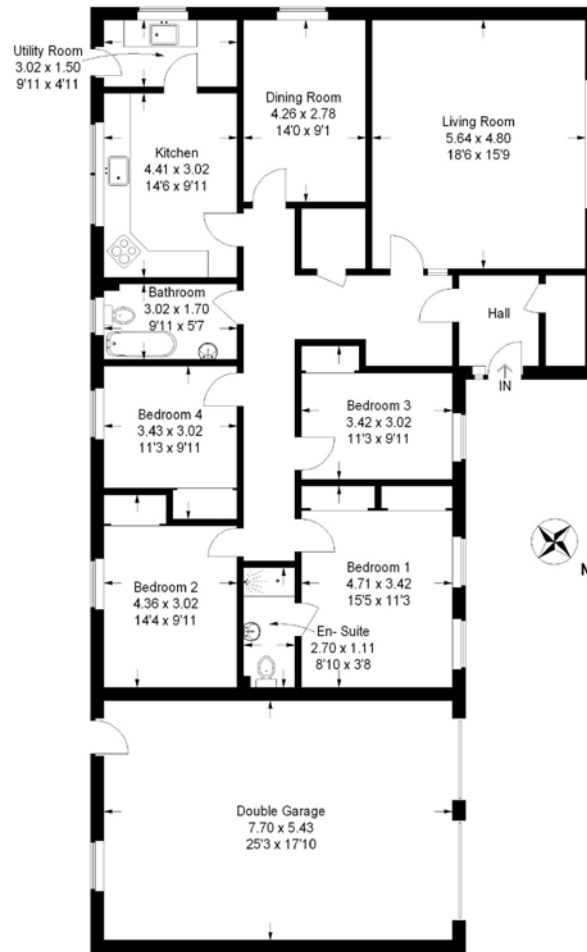
## MORGANS PROPERTY PACKAGE

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.









Disclaimer:  
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 dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID96339)

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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