



M o r g a n s

1A LITTLE FOOTHORN
CROMBIE, KY12 8JT
OFFERS IN THE REGION OF £235,000



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FOOTHORN
CROMBIE
KY12 8JT

UNDER HOME REPORT VALUE to reflect upgrading required. Rarely available in today's market is this individually designed bungalow situated on an enviable plot with superb open views over farmland towards the Forth Estuary. This generous bungalow offers an idyllic setting and comprises entrance vestibule, reception hall, spacious lounge, dining room, kitchen leading to utility, four double bedrooms with master en-suite; there is a family bathroom and good storage throughout. Integral door to double garage; driveway with private well maintained gardens to the front and rear. Early entry is available and viewing is essential to appreciate this keenly priced bungalow. EPC RATING E.



GENEROUS DETACHED
BUNGALOW ON
ENVIABLE PLOT WITH
OPEN VIEWS IN THE
QUIET HAMLET OF
CROMBIE.

LOCATION

Situated in the quiet village of Crombie located to the south west of Dunfermline, the village of Crombie boasts a pleasant rural locale. The village offers an ideal and popular commuter base, with the Forth and Kincardine Bridges allowing access towards Edinburgh and Glasgow. Railway links are available in Dunfermline, Inverkeithing and Rosyth. Crombie is further served by local primary school and active community centre and boasts links on the Fife Cycle Path between many coastal villages. Crombie is also well served by the wide selection of further amenities available in Dunfermline, mainly a selection of high street shopping, restaurants

MEASUREMENTS

LOUNGE 19'4 X 15'5
DINING ROOM 12'10 X 10'11
KITCHEN 12'10 X 11'1
UTILITY ROOM 10'10 X 8'11
MASTER BEDROOM 13'6 X 12'10
EN-SUITE 12'10 X 5'10
BEDROOM 2 12'10 X 11'10
BEDROOM 3 12'10 X 9'5
BEDROOM 4 12'10 X 9'5
BATHROOM 12'10 X 8'2
WORKSHOP 9'0 X 7'11
GARAGE 20'5 X 19'9

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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EXTRAS INC. IN SALE

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

TRAVEL DIRECTIONS

Travelling west from Dunfermline via Crossford proceed through the villages and on exiting Cairneyhill take the 1st exit onto the A985 signposted for Crombie. On entering the village take the second turning on the right into Ordnance Road and then turn left into Orchard Grove. Little Foothorn is the single track private road leading from the speed bump at the end of Orchard Grove to the property, which is situated on the left hand side as signposted.

MORGANS PROPERTY PACKAGE

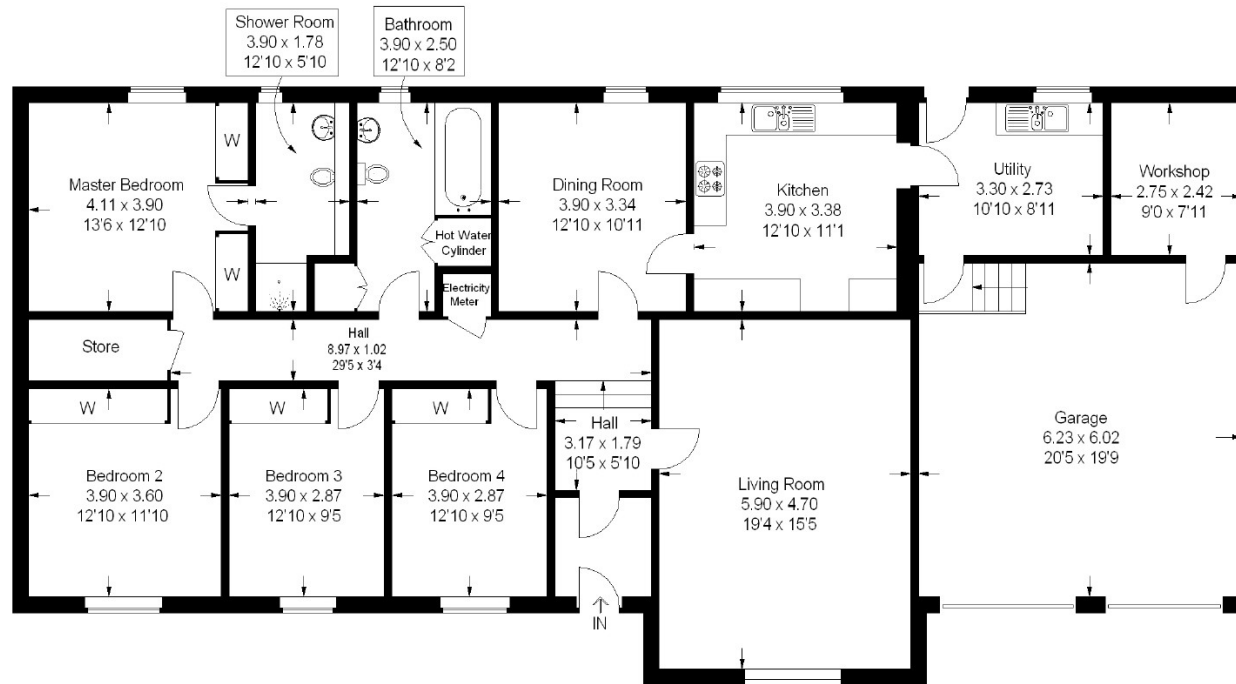
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AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







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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. (ID 94629)

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.

Morgans

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