



M o r g a n s

18 WAGGON ROAD
CROSSFORD, KY12 8NR
OFFERS IN THE REGION OF £165,000



18 WAGGON ROAD
CROSSFORD
KY12 8NR

Excellent opportunity to purchase this detached bungalow in the popular and sought after village of Crossford with local amenities and primary school close by. The accommodation comprise of entrance porch, hall, bright lounge with feature fireplace/electric fire and french doors to rear garden. There are two double bedrooms with fitted wardrobes, bathroom with shower cubicle, dining room and kitchen with ceramic hob. The property benefits from gas central heating, double glazing, enclosed garden to the rear with detached garage and electric door. The attic is partially floored and accessed by Ramsay ladder. There is a shared communal courtyard with additional parking. Viewing recommended. EPC RATING D.



DETACHED COTTAGE IN
THE POPULAR AND
SOUGHT AFTER WEST
FIFE VILLAGE OF
CROSSFORD

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 13'9 x 11'2

KITCHEN 12'2 x 8'8

DINING ROOM 12'5 x 7'3

BEDROOM 1 12'5 x 12'2

BEDROOM 2 11'2 x 9'2

SHOWER ROOM 6'7 x 6'7

GARAGE 16'8 x 11'6

EXTRAS INC. IN SALE

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

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

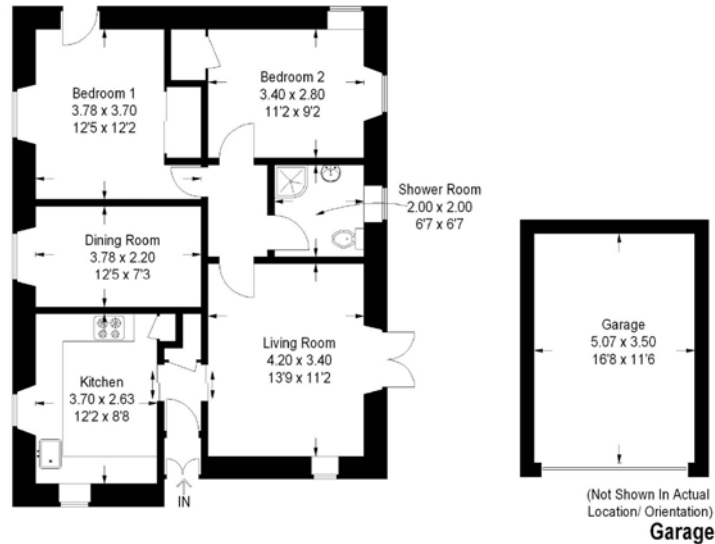
From Dunfermline head west on the A907 going over the Glen Bridge towards Pittencrieff Park at the set of traffic lights continue for approximately 2 miles on entering the village of Crossford proceed along Main Street and at the traffic lights take the first left into Waggon Road where the property is situated on the right hand side as sign posted.

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. (ID 103614)

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

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222
WWW.MORGANLAW.CO.UK

