



M o r g a n s

23 Droverhall Place
Crossgates, KY4 8BT
Offers over £98,500



23 Droverhall Place
Crossgates
KY4 8BT

Superb opportunity to purchase this semi detached villa in the popular village of Crossgates close to local amenities and schooling. The property would ideally suit first time buyers, buy to let Investors and would be ideal for the commuter with easy access to the motorway link network. The accommodation has been recently renovated to a good standard and comprises: entrance hall, spacious living room, modern breakfasting kitchen with storage cupboard. On the upper level two double bedrooms with fitted wardrobes and a contemporary bathroom with rain shower. The property benefits gas central heating, double glazing and ample storage throughout. There are attractive gardens to the front and rear with open outlook and a driveway. Early viewing recommended. EPC RATING E



LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A92 motorway network this therefore makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling, walking distance of the Halbeath Park and Ride. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

MEASUREMENTS

LIVING ROOM 16'9 x 11'6

KITCHEN 13'1 x 9'10

BEDROOM 1 17'1 x 9'10

BEDROOM 2 13'9 x 9'6

BATHROOM 8'10 x 4'11

EXTRAS INC. IN SALE

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

VIEWINGS

Viewings by appointment via Morgans on 01383 620222

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TRAVEL DIRECTIONS

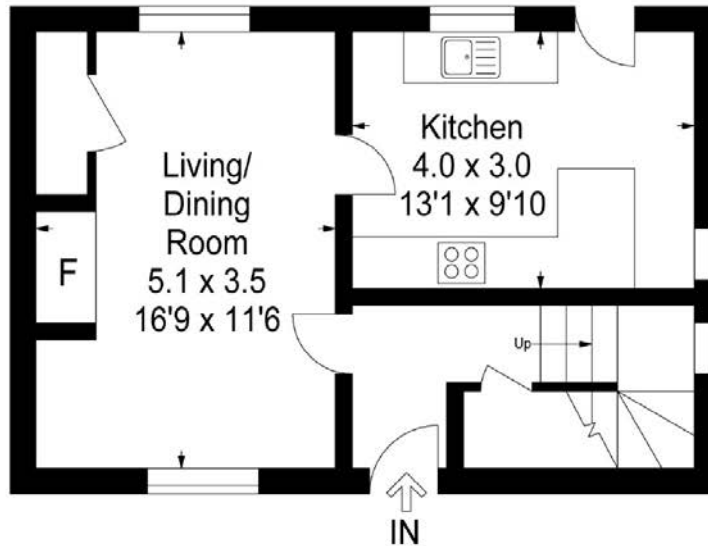
On entering the village of Crossgates via Dunfermline Road turn right at the main set of traffic lights then a sharp left into Springhill Brae follow the road to the end and the house is situated on the right hand side (as signposted)

MORGANS PROPERTY PACKAGE

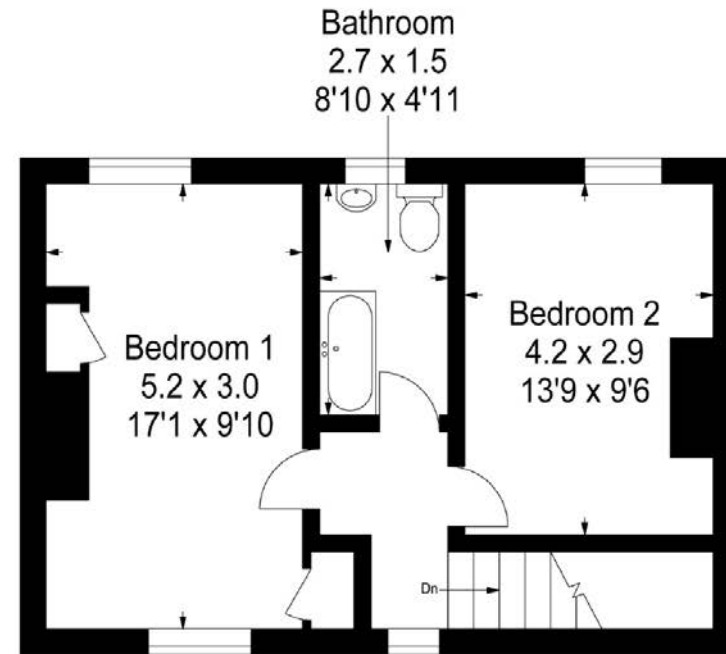
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Ground Floor



First Floor



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)

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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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