



M o r g a n s

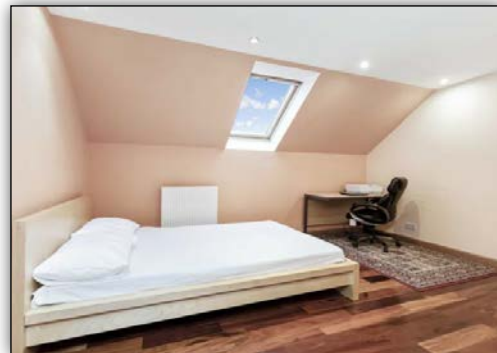
Droverhall Farm,
Crossgates, Fife, KY4 8BJ
Offers over £349,000



**Droverhall Farm
Crossgates
KY4 8BJ**

We are pleased to bring to the market the opportunity to acquire Droverhall Farm which has undergone a complete renovation over the last few years. Individually designed, it has bespoke features throughout which have to be seen to be appreciated and the finish is to the highest standard of fixtures and fittings. This family home is situated within private grounds with sweeping driveway and extensive gardens providing a child and pet safe environment. A feature is the detached Cinema Room/Games Room which is ideal for entertaining. Essential viewing to appreciate the wealth of features: wood burning fires, marble flooring, hardwood floors and top of the range appliances. EPC RATING C





DESCRIPTION

The property accommodation comprises: reception hall, built in storage and impressive feature staircase to upper level, lounge leading to breakfasting kitchen, family room, study/bedroom, further double bedroom, conservatory, good sized utility room and shower room. On the upper level there are three further double bedrooms with en-suite facilities and family bathroom. Separate detached building which incorporates Cinema Room but can be flexible, separate storage. The extensive gardens are well maintained, providing a child and pet safe environment. Ample parking for many vehicles.

LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 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 and Park and Ride. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

MEASUREMENTS

LIVING ROOM 13'9 x 12'9

KITCHEN 16'5 x 9'6

STUDY ROOM 14'1 x 11'10

FAMILY ROOM 13'9 x 12'10

CONSERVATORY 16'9 x 8'10

SHOWER ROOM 7'10 x 6'5

BEDROOM 1 14'1 x 13'2

ENSUITE 8'2 x 6'11

BEDROOM 2 13'6 x 10'10

BEDROOM 3 13'5 x 11'9

BEDROOM 4 13'6 x 9'10

TV ROOM 18'8 x 18'8

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 head east via Appin Crescent along Halbeath Road proceeding to the Halbeath Interchange. Following the signs for Crossgates, Cowdenbeath. At the roundabout take the second exit into Crossgates Village proceeding to the traffic lights on Dunfermline Road. At the traffic lights take a direct right into Inverkeithing Road and then a sharp left onto Springhill Brae following the road along where you will see the private gates 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.





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 the 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

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE
TEL: 01383 620222 | FAX: 01383 621213
WWW.MORGANLAW.CO.UK

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espc.com

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