



Morgans
PROPERTY

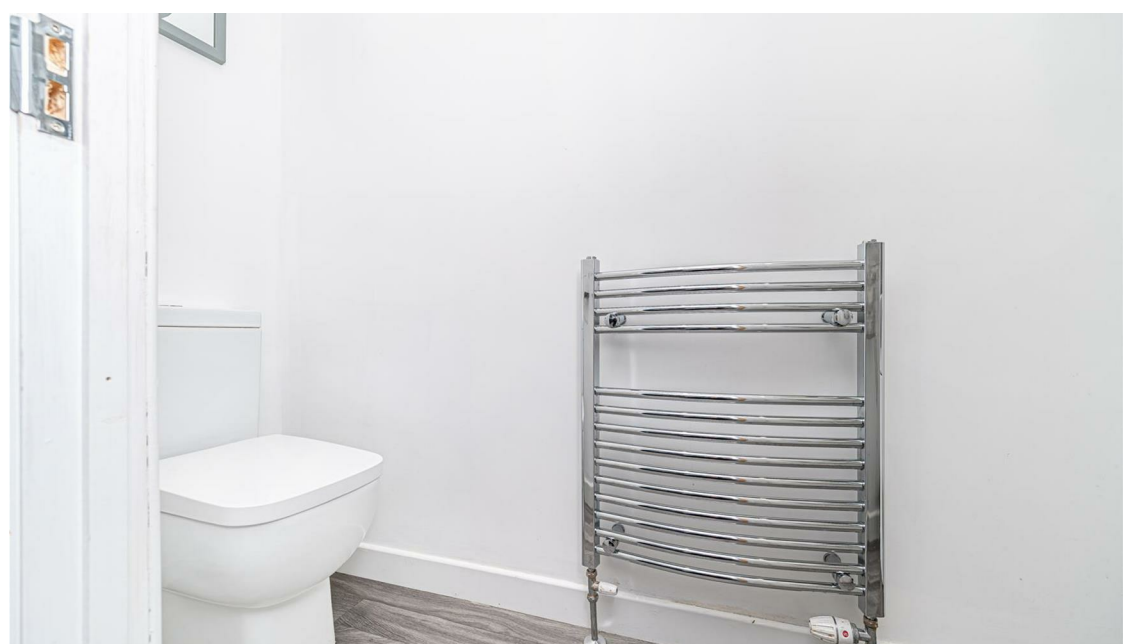
8 Abbeyview, Crossford, KY12 8NX
Offers In The Region £255,000

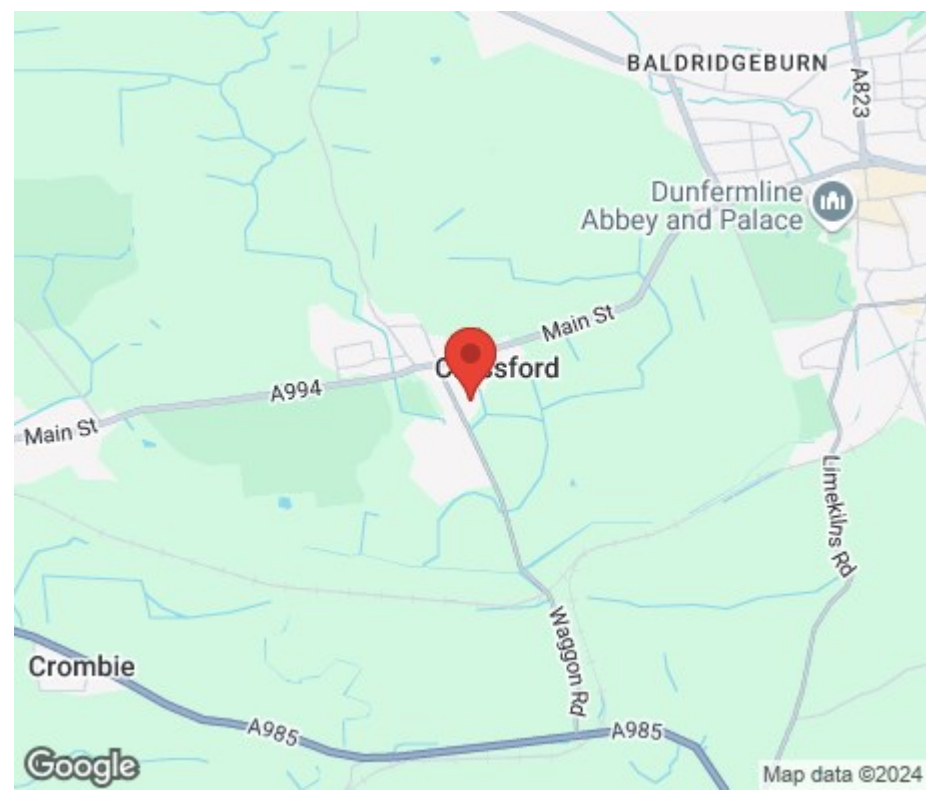






We are pleased to bring to the market the opportunity to acquire this detached villa linked by single garage and situated in an enviable position at the end of a quiet cul-de-sac within the sought after West Fife village of Crossford. The subjects are a credit to the present owners and offered in move in condition providing stylish and modern accommodation throughout. The subjects comprise entrance vestibule, lounge, dining kitchen with w.c facilities off. On the upper level there are three bedrooms and bathroom with overhead shower. Access to attic. There are attractive, easy to maintain gardens to the front and rear. They are enclosed and private offering a child and pet safe environment. They are not over looked. Monobloc driveway gives access to several vehicles and leads to garage. Ample visitors parking and turning area.





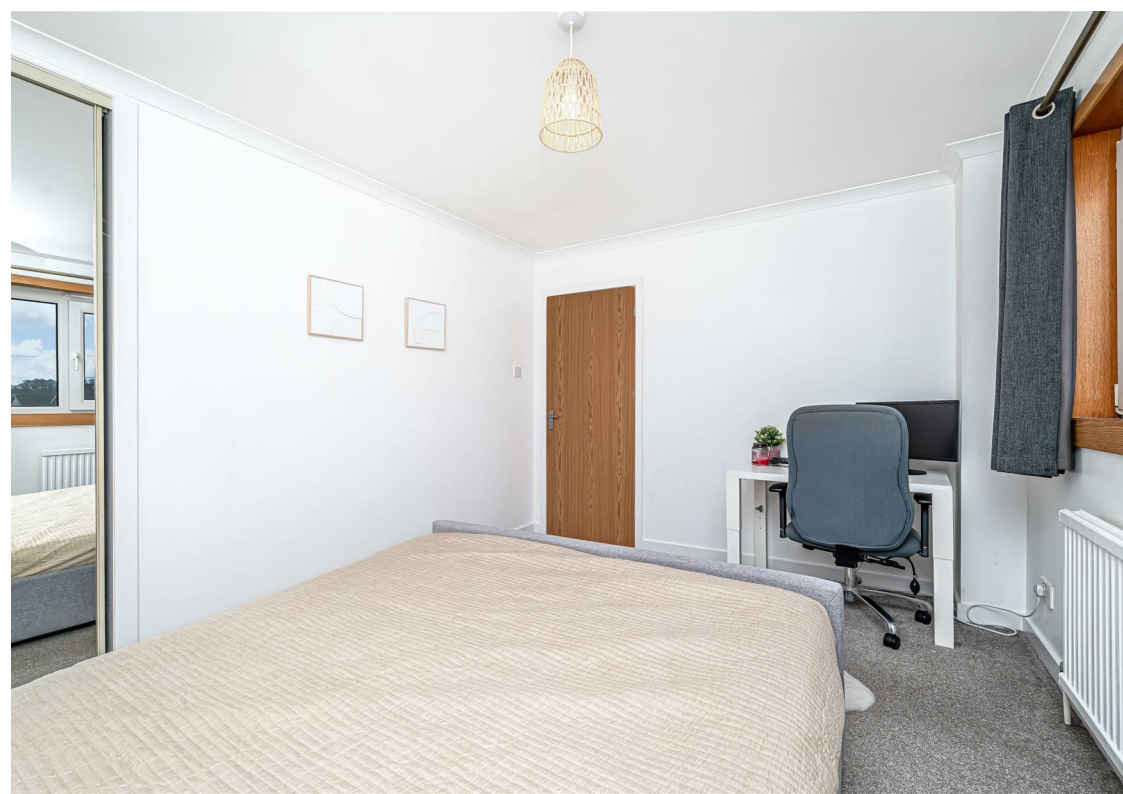
LOCATION

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, bakers and post office/chemist 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 Bridges 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.

EXTRAS INC. IN SALE/ AGENTS NOTE

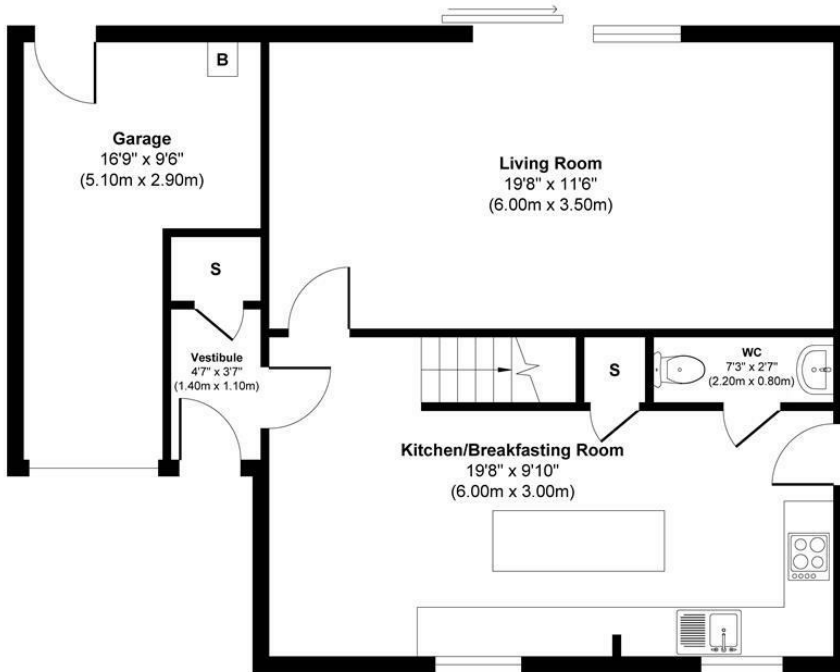
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Fridge freezer and washing machine not included.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

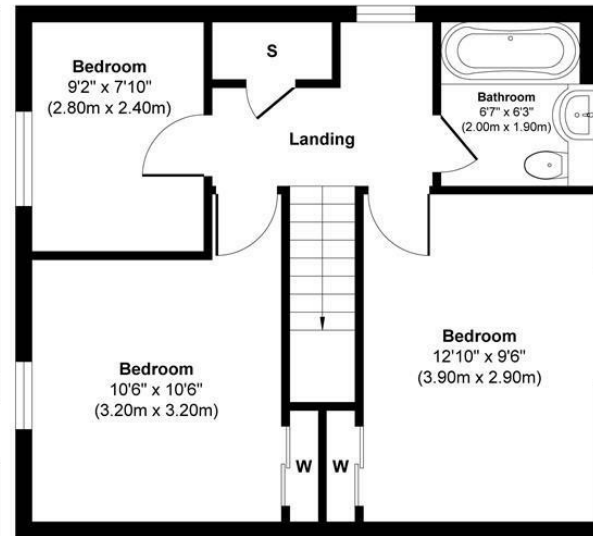








Ground Floor
Approximate Floor Area
 721 sq. ft
 (67.05 sq. m)



First Floor
Approximate Floor Area
 453 sq. ft
 (42.09 sq. m)



Approx. Gross Internal Floor Area 1174 sq. ft / 109.14 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



s1homes.com

rightmove

Zoopla.co.uk

onTheMarket.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.