



Morgans

PROPERTY

7 Central Road, Crombie, KY12 8LE

Offers Over £135,000





Two-bedroom end terraced home



Four piece bathroom



Living room and dining kitchen



Quiet village setting



Generous principal bedroom



682 sq ft of living space



EPC Rating -



Council Tax Band - B



## Welcome

This charming two-bedroom end terraced home offers straightforward and well-proportioned accommodation over two floors, suitable for first-time buyers, couples or small families. The ground floor provides a front facing living room with feature fireplace and fitted kitchen with space for breakfasting table and chairs - door to gardens. The first floor comprises two bedrooms and four piece bathroom. The principal bedroom is a particularly good size. There is a driveway and ample visitors parking. The wrap around gardens provide ample space for recreation and include a south-facing patio, lawns and flower beds. Situated in the village of Crombie, the property benefits from a quiet country setting with lovely views over farmland and beyond, while remaining within easy reach of transport links and the amenities of nearby Dunfermline city.





## **EXTRAS INC. IN SALE / AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

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. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.









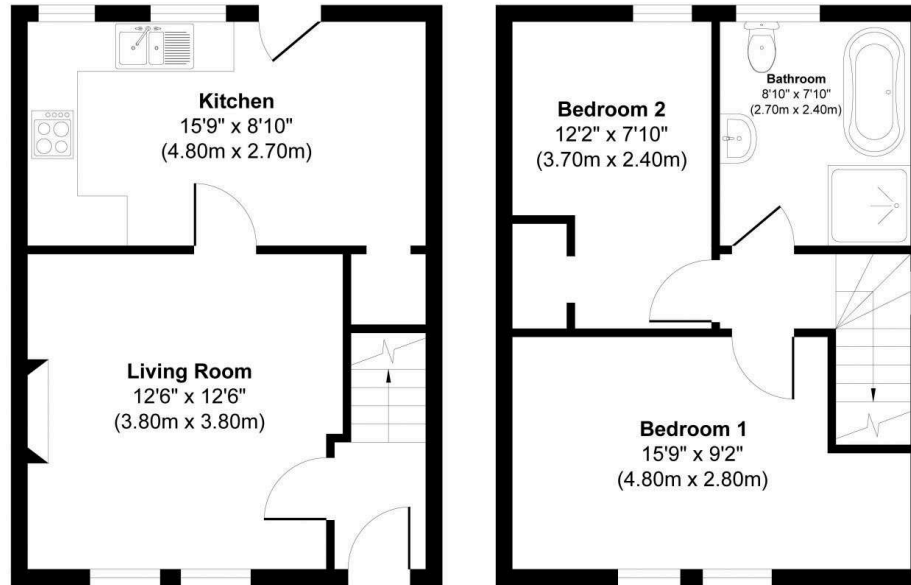
## Crombie

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 boasts links on the Fife Cycle Path between many coastal villages.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

Central Road, Crombie, KY12 8LE



**Ground Floor**  
Approximate Floor Area  
341 sq. ft  
(31.68 sq. m)

**First Floor**  
Approximate Floor Area  
341 sq. ft  
(31.68 sq. m)



Approx. Gross Internal Floor Area 682 sq. ft / 63.36 sq. m

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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.