



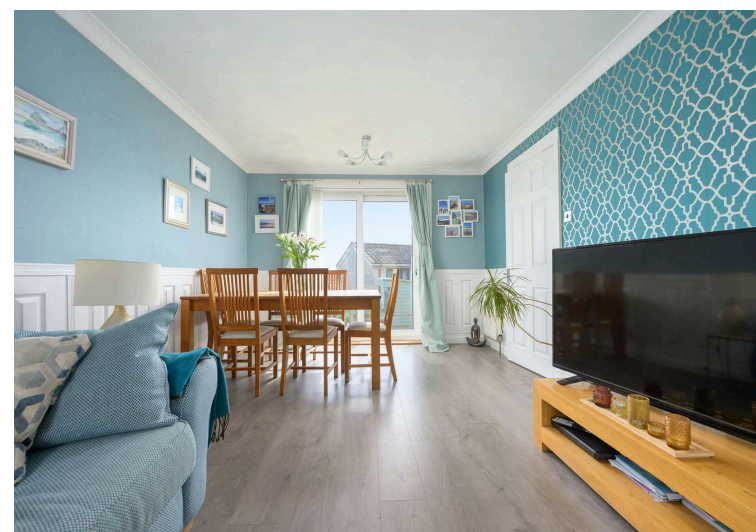
Morgans

PROPERTY

17 Woodlands Drive, Crossford, KY12 8QE

Offers Over £199,950





Three-bedroom semi-detached home



First floor bathroom



Lounge/dining room



Three well-proportioned bedrooms



Fitted kitchen and store room



Detached garage and driveway



EPC Rating -



Council Tax Band -



Welcome

This three-bedroom semi-detached home offers well-proportioned accommodation over two floors, suitable for families, couples and first time buyers located in the ever popular West Fife village of Crossford. The ground floor provides a generous lounge/dining room extending to nearly 20 feet, a fitted kitchen, and a useful store room, along with a storage cupboard off the hall. The first floor comprises three bedrooms and a family bathroom. Two of the bedrooms are comfortable doubles, with the third a practical smaller room suitable as a single bedroom or home office. The gardens are well maintained providing a southerly aspect and are enclosed providing a child and pet safe environment with patio area. There is a feature summerhouse which can be versatile in its usage. A detached garage provides secure parking or additional storage with driveway.





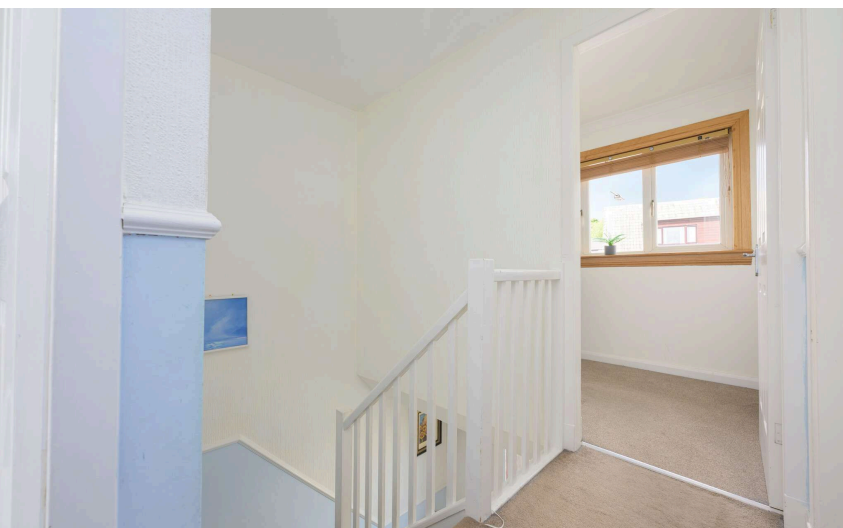
EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Please note the solar panels, dishwasher and front garage door does not work and buyers will have to accept the position as it stands, sold as seen with reference to these items.

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.









Crossford

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 and playgroup amenities, prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, chemist, bakers 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 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.

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.

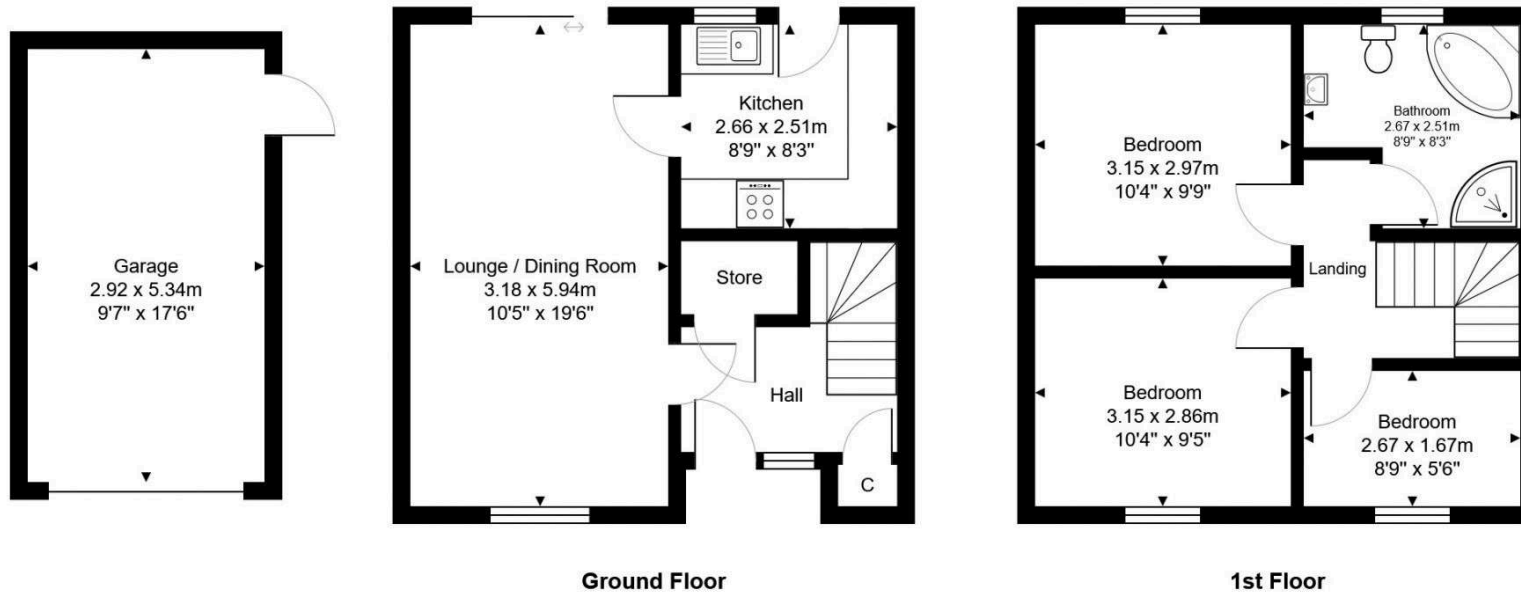
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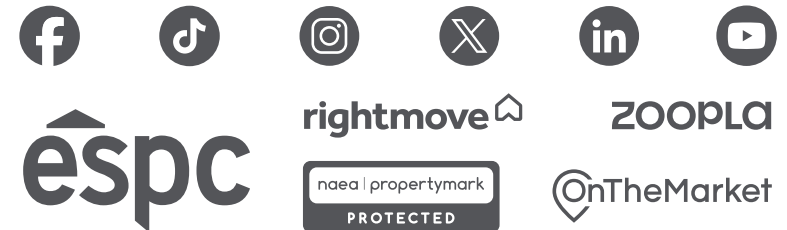
Total Area: 69.8 m² ... 751 ft² (excluding garage)



All measurements are approximate and for display purposes only



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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.