



Morgans

PROPERTY

26 Meadow View, Crossford, KY12 8NT

Offers Over £130,000





Well-presented ground-floor flat



Two double bedrooms



Generous 15ft lounge



Modern shower room



Kitchen/dining



Large Gardens enclosed to rear and front



EPC Rating -



Council Tax Band -





Welcome

A well-presented and generously proportioned two-bedroom ground-floor garden flat offering comfortable single-level accommodation in the popular West Fife village of Crossford. The gardens are well maintained to the front and rear providing an idyllic haven and a child and pet safe environment and easy to maintain. A short walk takes you to King George IV Park and Keavil grounds. With good room sizes throughout and a practical layout, this property is ideally suited to first-time buyers, downsizers, or investors looking for a quality home in a peaceful cul-de-sac setting. The welcoming hallway leads through to a generous 15-foot lounge - a bright and comfortable everyday living space - alongside a kitchen and breakfastbar providing a practical and well-appointed area for cooking and everyday dining. Two built-in cupboards, one in the lounge and one in the kitchen, ensuring excellent storage throughout. A modern shower room completes the accommodation. There are two well-proportioned double bedrooms, with the principal bedroom extending to over 14 feet and benefiting from a built-in cupboard - an impressive room for a flat of this type. On street parking.





EXTRAS INC. IN SALE/AGENTS NOTE

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

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.

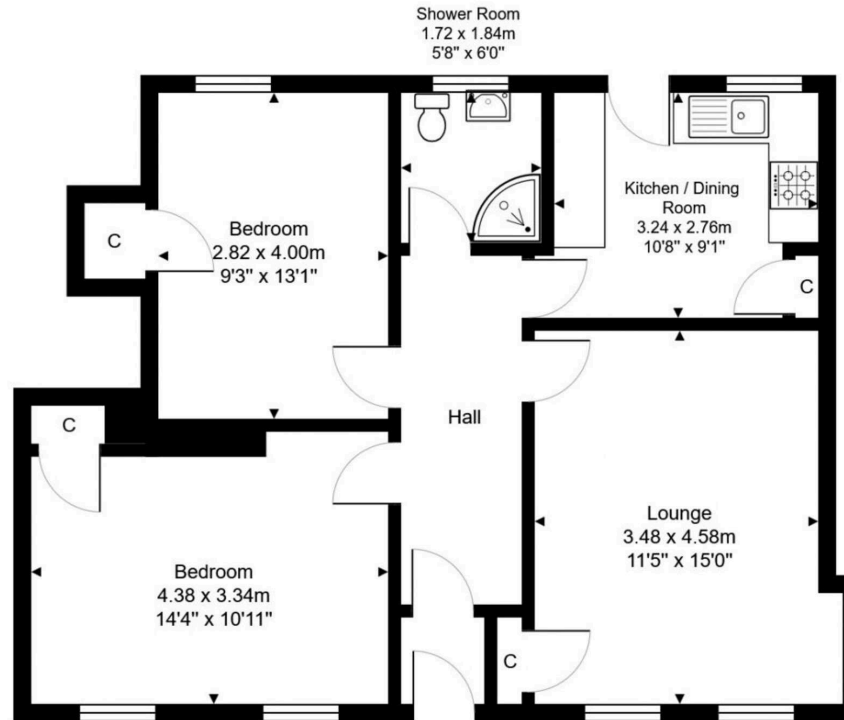




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Total Area: 67.7 m² ... 729 ft²

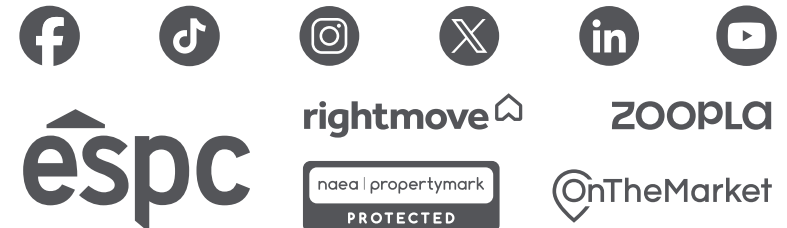
All measurements are approximate and for display purposes only



Ground Floor



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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.