



Morgans

PROPERTY

11 Brora Place, Crossford, KY12 8YP

Offers Over £125,000



2

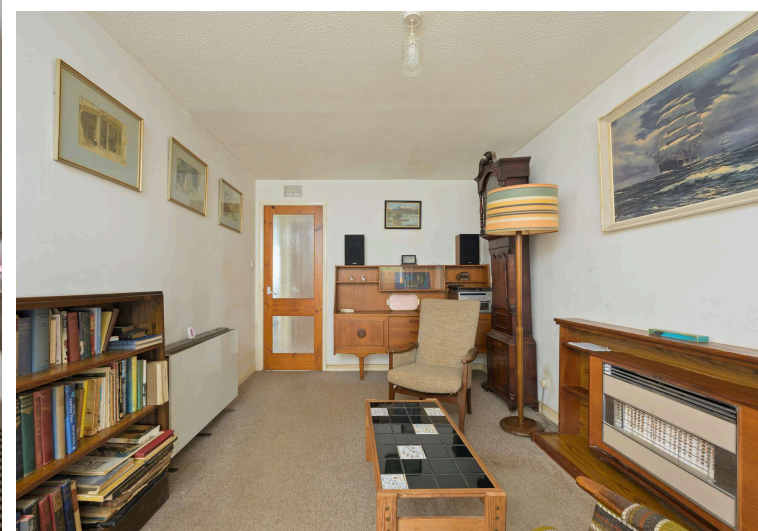


1



2





Semi detached two bedroom bungalow



Two comfortable bedrooms



Bright 17ft lounge



Bathroom



Fitted kitchen



Wardrobe and multiple cupboards



EPC Rating -



Council Tax Band -



Welcome

Excellent potential to extend or develop and ultimately put your own stamp on this property is this charming two-bedroom semi detached bungalow offering 605 square feet of well-planned ground-floor living in the ever popular West Fife village of Crossford. A central hallway with cupboard storage links all the principal rooms. The open plan lounge/Dining room is bright and generously sized at over 17 feet in length, offering excellent flexibility for both relaxing and entertaining. The kitchen sits just off the dining room, fitted with a good range of units and space for freestanding appliances. Both bedrooms are comfortably sized, offering flexible accommodation for a range of buyers. The bathroom is fitted with a bath and modern suite. The loft is partially floored with generous headroom for standing/walking. Located in Crossford, the property is well placed for schooling and local amenities with two hotels and village baker and shop. It is within easy reach of Dunfermline, making it an excellent choice for first-time buyers and downsizers.





EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Free standing Fridge Freezer and washing machine. Two Garden Sheds.

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 way 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.

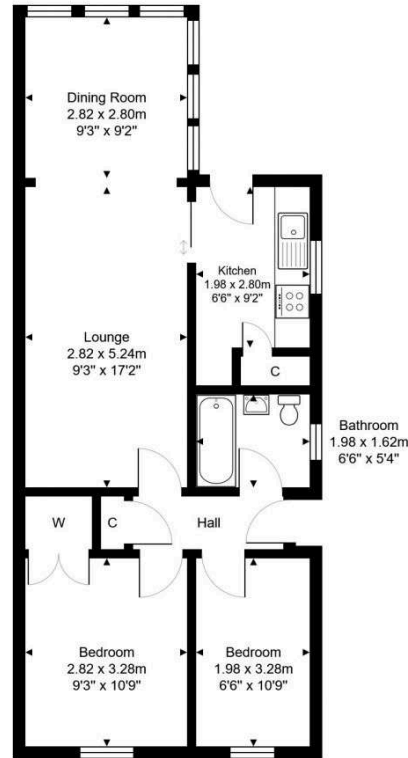


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Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only



Ground Floor



SOLICITORS | PROPERTY

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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.