



Morgans

PROPERTY

33 Katrine Drive, Dunfermline, KY12 8XS

Offers Over £180,000



2



1



1





Well-proportioned family home



Convenient downstairs WC



Spacious 14ft lounge



Two generous bedrooms upstairs



Substantial 16ft kitchen/dining room



Family bathroom



EPC Rating -



Council Tax Band -



## Welcome

This well-proportioned two-bedroom home offers 896 square feet of accommodation across two floors in the village of Crossford, together with a detached garage. The hallway links the principal ground-floor rooms with ease. The lounge is a generous size at nearly 15 feet in length, offering plenty of flexibility for both relaxing and entertaining. The kitchen/dining room is substantial at over 16 feet in length, fitted with a good range of units and ample space for family dining. A downstairs WC completes the ground floor. Upstairs, two generously sized bedrooms, both with ample storage, are served by a family bathroom fitted with a bath. Driveway leads to the detached garage and there are private gardens to the front and rear. Located in Crossford, the property is well placed for local amenities and is within easy reach of Dunfermline, making it an ideal choice for first-time buyers or those seeking a quieter setting.



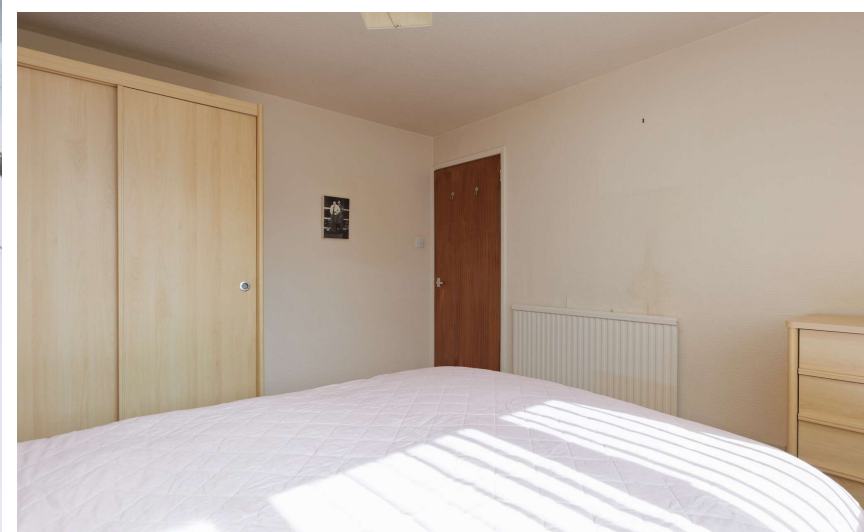


### EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, 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.









## Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access 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. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

## 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.



### 33 Katrine Drive, Crossford, KY12 8XS



Total Area: 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup>



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.