



Morgans

PROPERTY

123 Droverhall Avenue, Crossgates, KY4 8BW

Offers Over £150,000



2

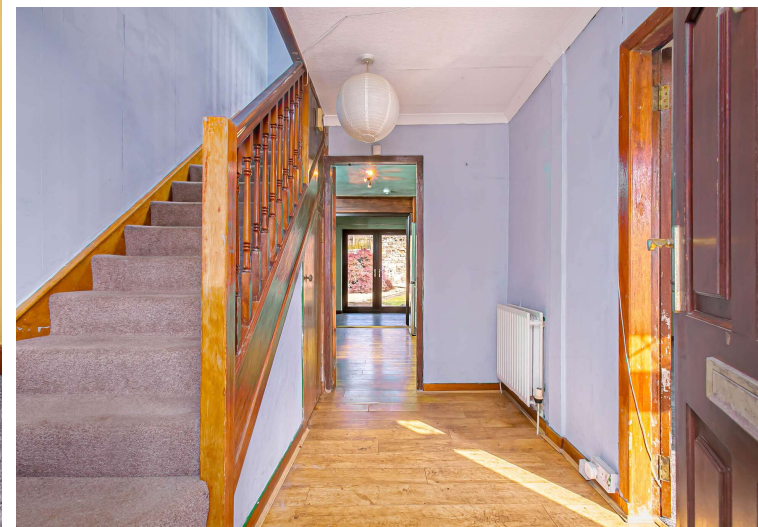


1



2





Well-proportioned family home



Fitted kitchen



Vast 20ft living room



Two bedrooms plus versatile box room



Bright garden room



Modern shower room



EPC Rating -



Council Tax Band -



Welcome

This well-proportioned home offers 972 square feet of accommodation across two floors in Crossgates. The living room is a real highlight, extending to over 20 feet in length and flowing through to a bright garden room, offering excellent additional space for relaxing or entertaining. The kitchen is fitted with a good range of units and space for freestanding appliances, positioned conveniently just off the living room. Upstairs, two well-proportioned bedrooms are complemented by a versatile box room, ideal as a home office, nursery, or additional storage. A modern shower room completes the accommodation. Located in Crossgates, the property is well placed for local amenities, schools, and transport links, making it an excellent choice for growing families or first-time buyers. There is Parking in the cul de sac/main street outside and private gardens to the rear.





EXTRAS INC 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 to the interlinked system installed in this property and interested parties should make their own enquiries.





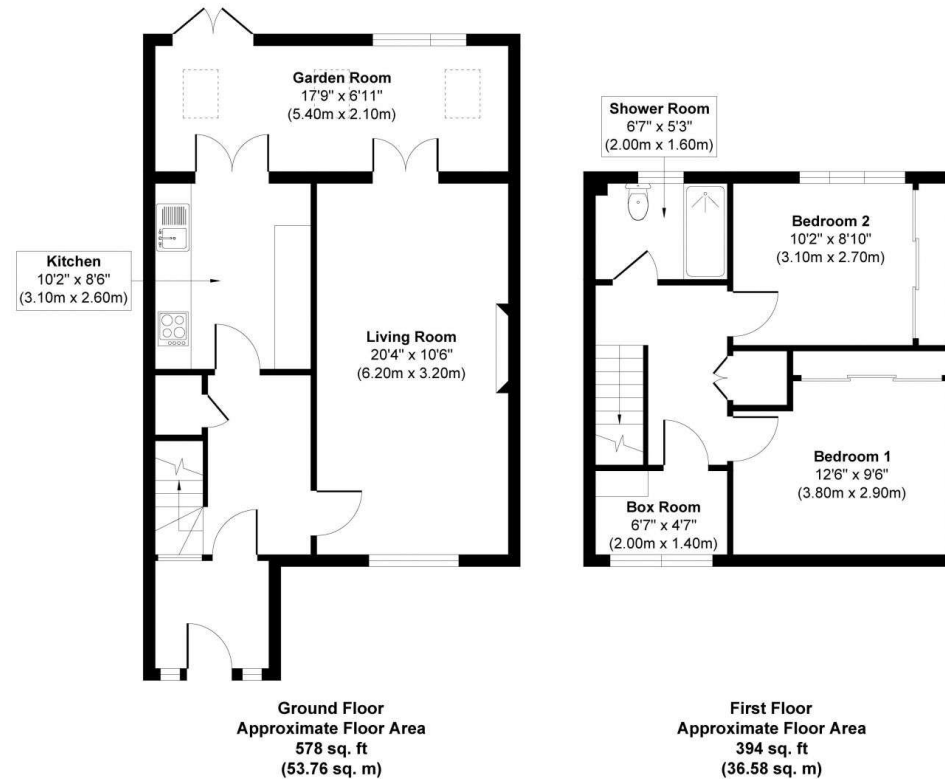
Crossgates

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A92 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

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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Approx. Gross Internal Floor Area 972 sq. ft / 90.34 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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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.