



Morgans

PROPERTY

17 Lundin Road, Crossford, KY12 8PW

Offers Over £229,950





Ent Vest Hallway



Dining Room/Bed 3



Lounge



2 Double Beds



Breakfasting Kitchen Utility



Boxroom



EPC Rating -



Council Tax Band -



Welcome

Rarely available in today's market is this extended semi detached villa occupying an enviable plot within the ever desirable West Fife village of Crossford. There are generous gardens to front and rear which are enclosed to the rear providing a child and pet safe environment and are not overlooked, offering privacy. The accommodation requires an element of cosmetic upgrading. The subjects briefly comprise entrance vestibule and hallway with modern downstairs shower room, fitted breakfasting kitchen and utility room. Front facing lounge and dining room/bedroom three completes the lower floor accommodation. On the upper level there are a further two double bedrooms and boxroom/storage together with bathroom. Access to attic. Driveway for several vehicles leads to single garage. The property is double glazed with gas central heating. Early entry available.





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.









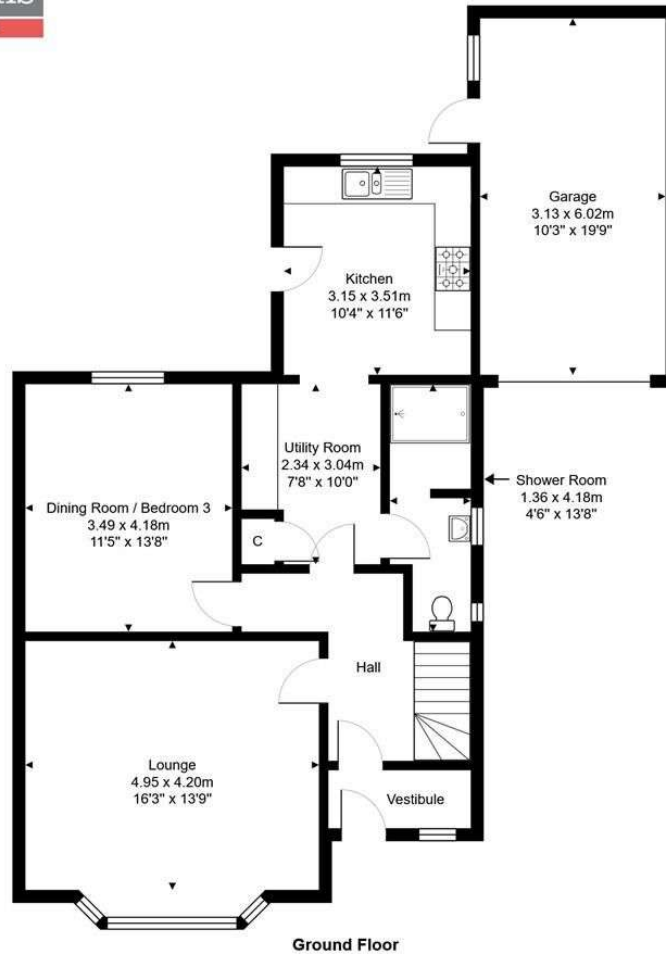
Crossford

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 amenities which is a short walk away and on a quiet road. Prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, 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.

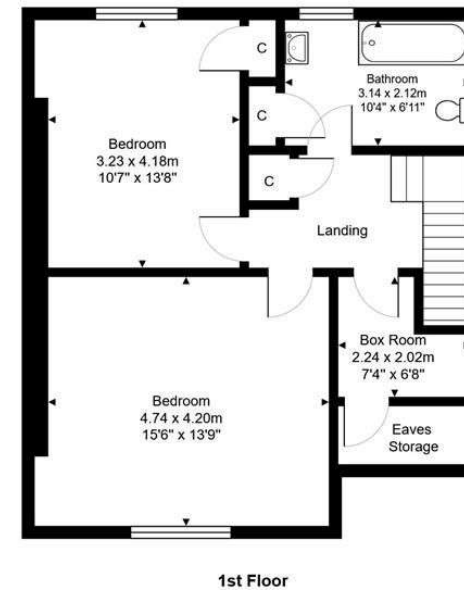




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Total Area: 133.3 m² ... 1435 ft² (excluding garage)

All measurements are approximate and for display purposes only



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