

Morgans PROPERTY

2 Anderson Avenue, Crossford, KY12 8PP

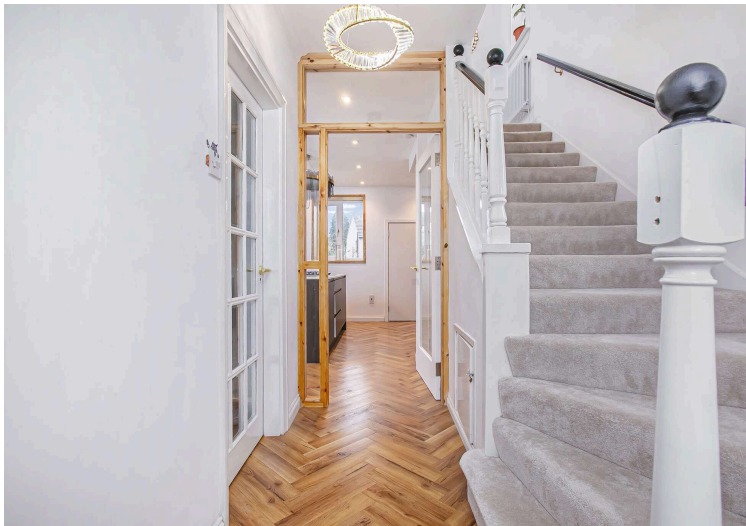
Offers Over £349,950

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Welcome

This substantial extended family home offers over 1,500 square feet of beautifully planned accommodation across two floors in the south after West Fife village of Crossford. Situated in a quiet exclusive cul-de-sac of similar homes. The heart of the home is a vast 23-foot kitchen/dining room complete with a central island, creating a superb space for family life and entertaining. French doors open into a bright conservatory with further access to the gardens, while a generous 16-foot bay-fronted living room, currently being used as a forth bedroom, provides a further comfortable space to relax. A downstairs WC completes the ground floor. Upstairs, three generous bedrooms are served by a spacious family bathroom with both a bath and a separate shower. The principal bedroom is particularly impressive at over 14 feet in length, with built-in wardrobe space to both of the larger bedrooms and further storage on the landing. The south facing rear gardens are well maintained and provide an idyllic haven providing a child and pet safe environment. The driveway gives access for several vehicles. Located in Crossford, the property is well placed for local amenities and easy access to Dunfermline, making it an excellent choice for families seeking generous, well-presented accommodation in a sought-after village setting.









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

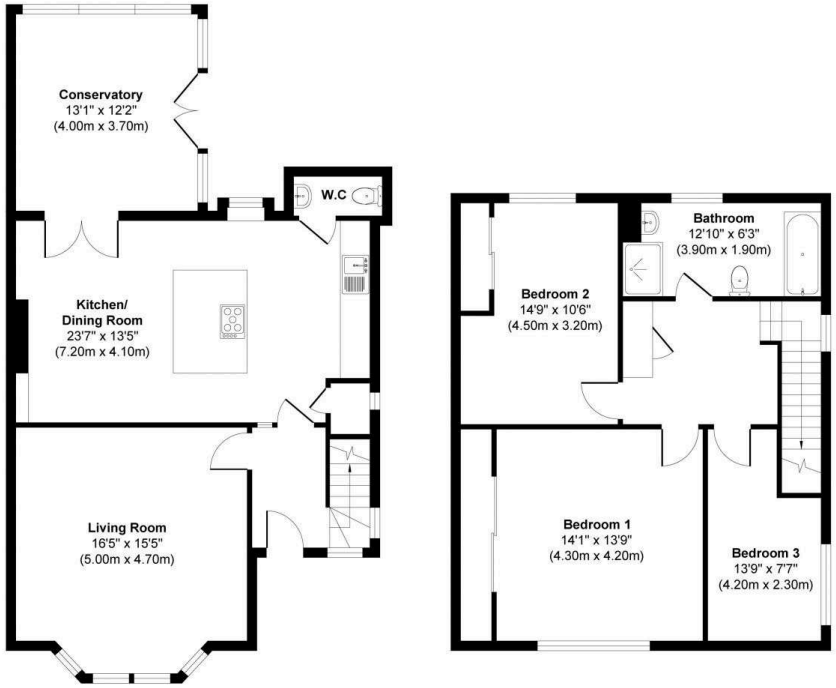
The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery and playgroup amenities, prestigious Golf Club, The Keavil Four Star Hotel and 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.

2 Anderson Avenue, Crossford KY12 8PP



Ground Floor
Approximate Floor Area
815 sq. ft
(75.72 sq. m)

First Floor
Approximate Floor Area
702 sq. ft
(65.21 sq. m)

Approx. Gross Internal Floor Area 1517 sq. ft / 140.93 sq. m
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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.