



Morgans
PROPERTY

8 Ellaleen Grove, Crossford, KY12 8QQ
Offers Over £220,000







We are delighted to bring to the market this stunning semi detached villa which is quietly situated in small cul-de-sac within the highly sought after West Fife village of Crossford. The property is a credit to the present owners who have extended the property to the front to form a larger reception area, turned the kitchen into an open plan dining kitchen together with converting what was once a three bed home into a substantial two bedroom property. The third bedroom could be re-instated easily if required at a nominal expense. The subjects are offered in move in condition with high quality fixtures and fittings throughout. The attention to detail is apparent throughout the whole house. The gardens and grounds are completely private offering a child and pet safe environment with patio and decking area with feature pergola. An excellent entertaining home. The grounds are easy to maintain and benefit from a south facing aspect. The accommodation briefly comprises reception hall, lounge with feature stove, contemporary dining kitchen with integrated appliances and french doors to garden. On the upper level there are two double bedrooms both with bespoke fitted wardrobes and stylish shower room. Access to attic. The gardens to the front are enclosed and a monobloc driveway leads to the single car garage with power and light. There is an electric car charger. The property is double glazed with gas central heating.





LOCATION

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, prestigious Golf Club, Four Star Hotel and Leisure Club together with local shop, bakers and post office/chemist 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.

EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Other items by separate negotiation.

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.

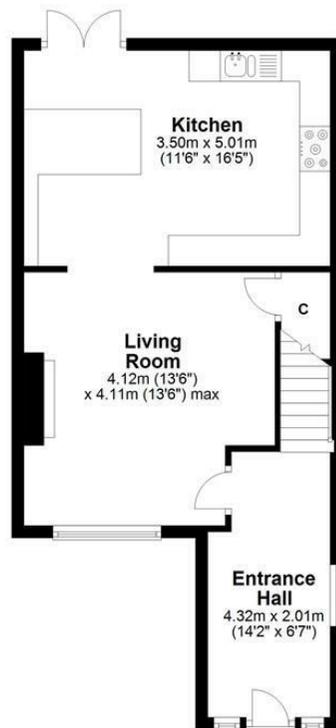






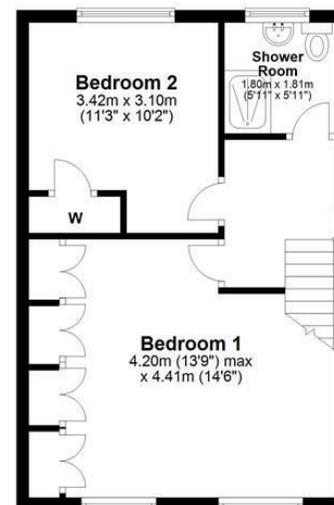
Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 sq. feet)



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