



Morgans

PROPERTY

9 Bogwood Drive, Crossford, KY12 8QA

Offers Over £215,000







Stylish three bed semi detached family villa situated within quiet cul-de-sac in the ever popular West Fife village of Crossford. This home is beautifully presented with stylish fixtures and fittings throughout and good outdoor space which is fully enclosed providing a child and pet safe environment. Patio and paving areas which are easy to maintain and offer an ideal entertaining space, a truly idyllic haven. The owner has upgraded the property over the last year with new boiler and kitchen appliances. The double glazing has been refurbished and the drive widened to name a few upgrades. The accommodation briefly comprises entrance hall, storage, lounge/diner, fitted kitchen with door to garden. On the upper level there are three bedrooms (two with built in wardrobes) and bathroom with over head off mains shower. Access to attic. A driveway for several vehicles leads to tandem garage. 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, 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

Please note fire and heat alarms have been installed together with Hive and full fibre connections.

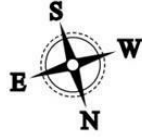
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







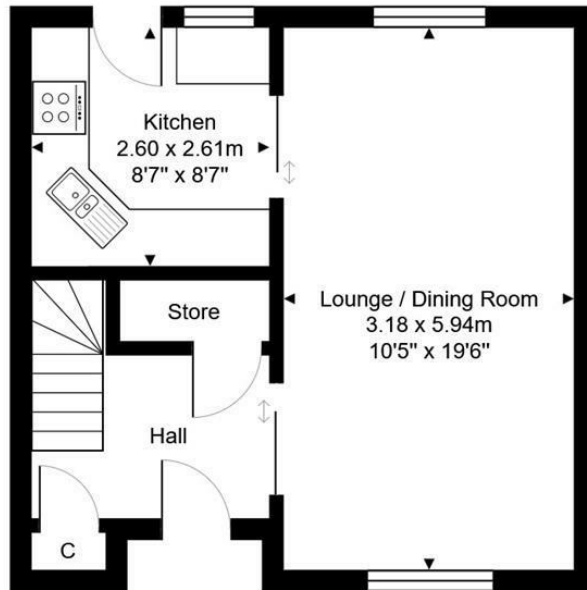
9 Bogwood Drive, Crossford



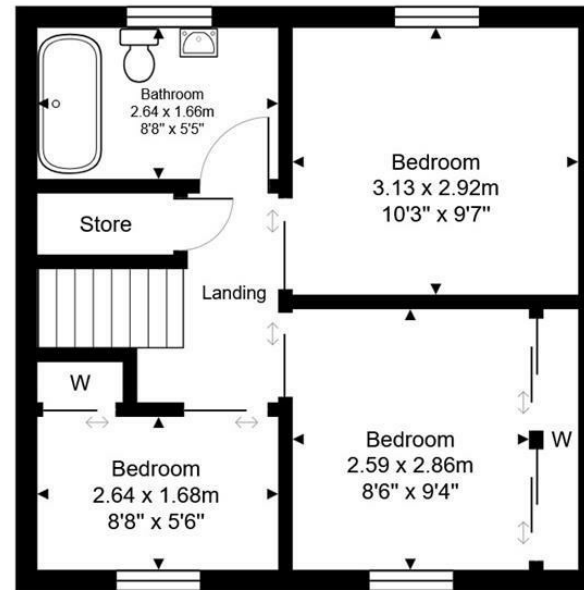
Total Area: 69.4 m² ... 747 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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www.morganlaw.co.uk



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.