



Morgans

PROPERTY

31 Craighbank, Crossford, KY12 8YE

Offers Over £300,000

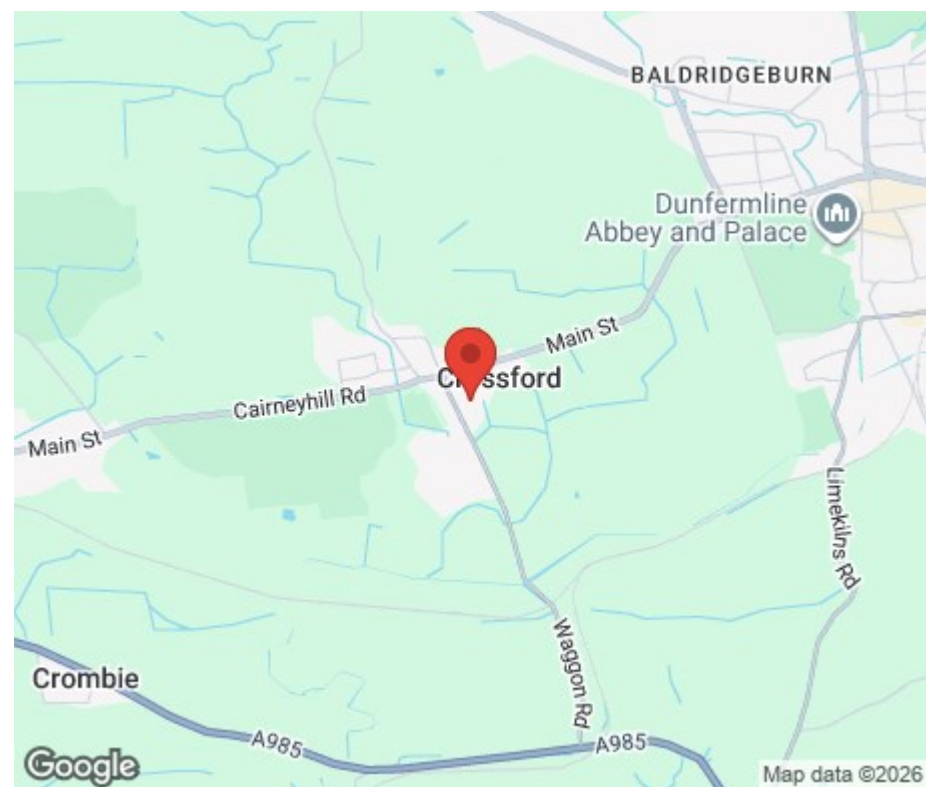






Essential Viewing. Quietly positioned at the end of the cul-de-sac is this extended executive detached villa offering excellent family accommodation in the popular village of Crossford with all local amenities to hand. The subjects are a credit to the present owners who have upgraded the property making this a modern and stylish home throughout. The accommodation comprises reception hall, downstairs shower room, lounge, dining kitchen leading to garden room and grounds. On the upper level three generous double bedrooms, good storage, access to attic and shower room. The property benefits from double glazing and gas central heating. There are well maintained private gardens to the front and enclosed to the rear providing a child and pet safe environment. Raised decking and patio. The double driveway is paved and chipped with ample visitors parking.





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 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.

EXTRAS INC. IN SALE/AGENTS NOTE

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

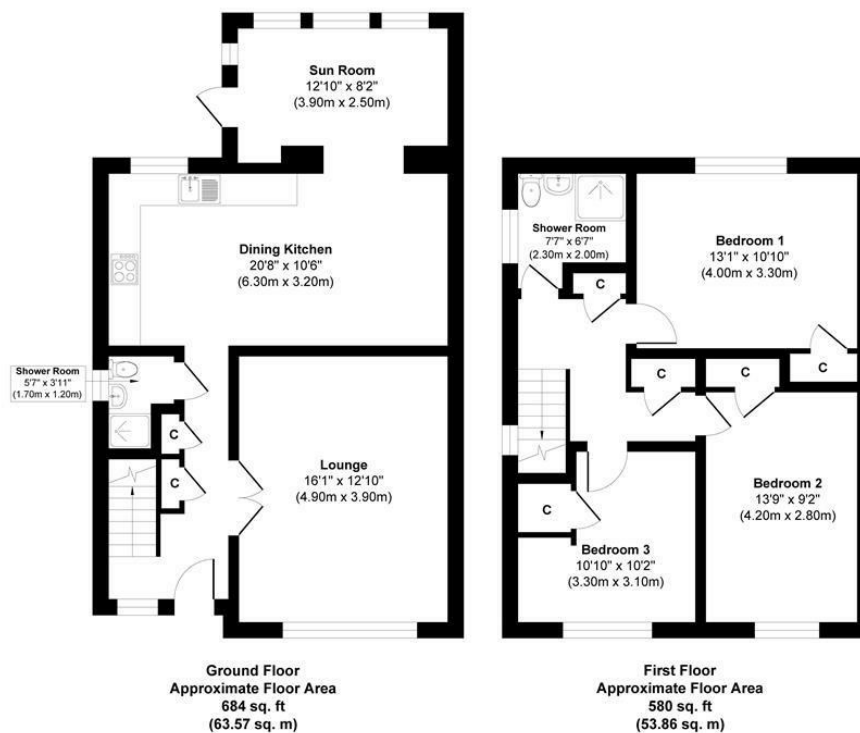
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 1264 sq. ft / 117.43 sq. m

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

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PROTECTED

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.