

Morgans

PROPERTY

53 Arkaig Drive, Dunfermline, KY12 8YW

Offers Over £170,000







**** CLOSING DATE MONDAY 15 JANUARY 2024 @ 12 NOON **** We are delighted to be marketing this semi detached villa situated in the ever popular West Fife village of Crossford. This property would suit a growing family or indeed couples and provides nice outdoor space with open outlook over farmland. The gardens are fully enclosed providing a child and pet safe environment with decking area. The accommodation briefly comprises entrance vestibule leading to lounge and dining kitchen, boxroom on the ground floor ideal as an office and on the upper level two double bedrooms with good storage and shower room. Access to attic. The driveway gives access for several vehicles leading to single detached garage. There is gas central heating and double glazing throughout. Early entry available.





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, fridge/freezer and garden shed.

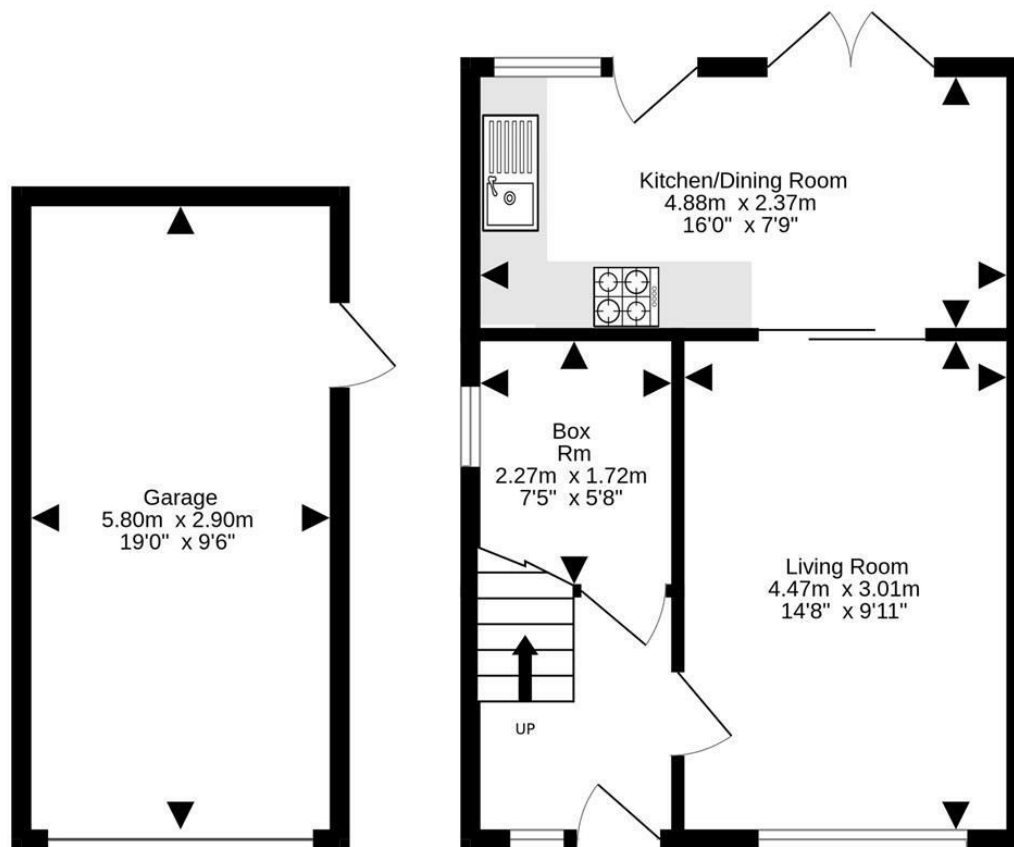
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.



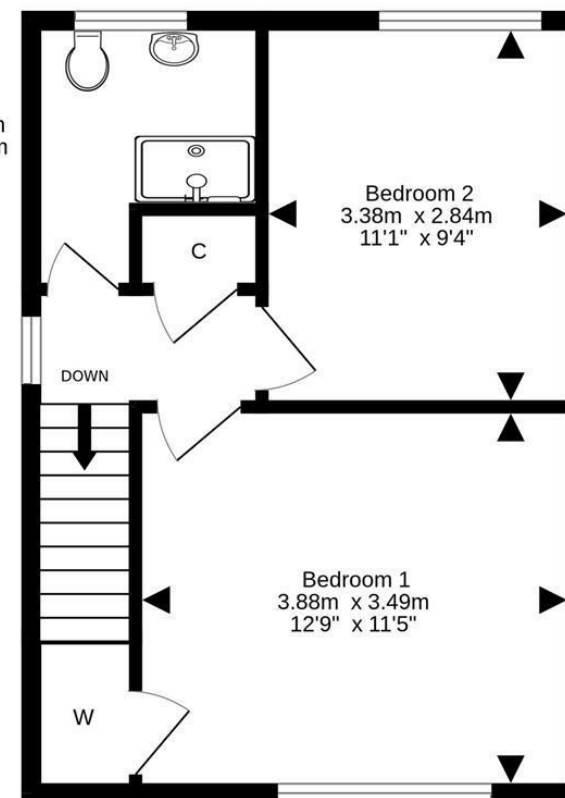






Ground Floor

Shower Room
2.48m x 1.98m
8'2" x 6'6"



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.