



Morgans

PROPERTY

46 Knowehead Road, Crossford, KY12 8QF

Offers Over £340,000







We are delighted to be marketing this substantial executive family home situated on an enviable position at the top of the estate within the popular west Fife village of Crossford with all local amenities and schooling within a short walk away. This particular property has undergone a complete renovation of works and upgrading in the last year being a credit to the present owners and offered in move in condition. It has excellent outdoor space with generous gardens and woodland backdrop providing a secluded and private setting. The accommodation is stylish and well presented with excellent storage and briefly comprises entrance vestibule, reception hall, downstairs w.c, lounge and fourth bedroom or family room with impressive open plan dining kitchen. On the upper level there are three further double bedrooms with master en-suite and four piece family bathroom. Access to attic. The monobloc driveway gives access for several vehicles leading to double garage with ample on street parking. The subjects are 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 summerhouse. Curtains in the downstairs bedroom / family room / office and the white goods in the garage utility area are also included in the sale.

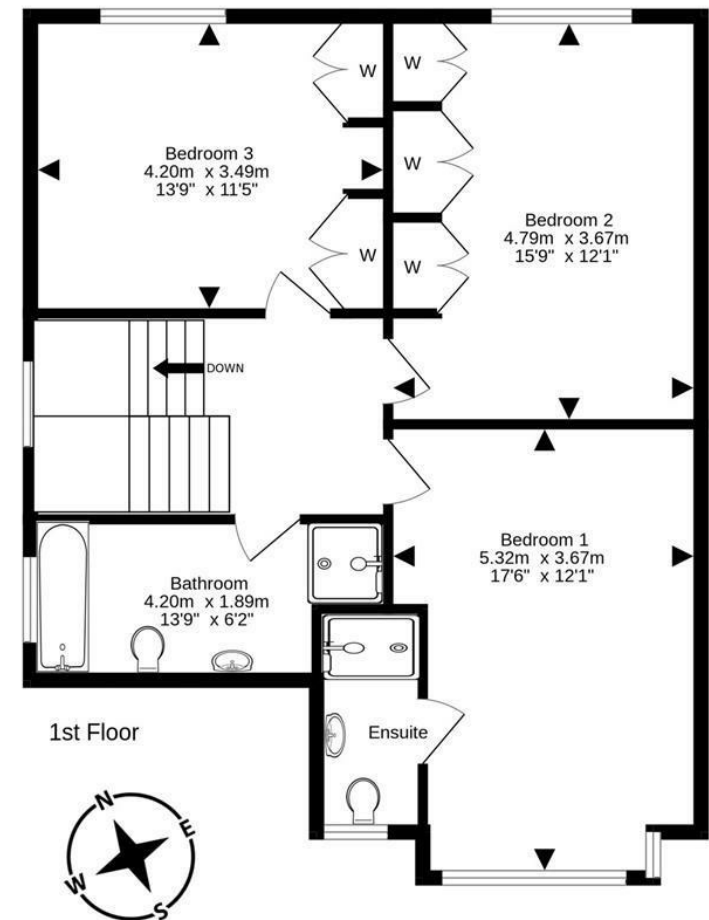
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











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.