



Morgans

PROPERTY

30 Pitfirrane Park, Dunfermline, KY12 8NU

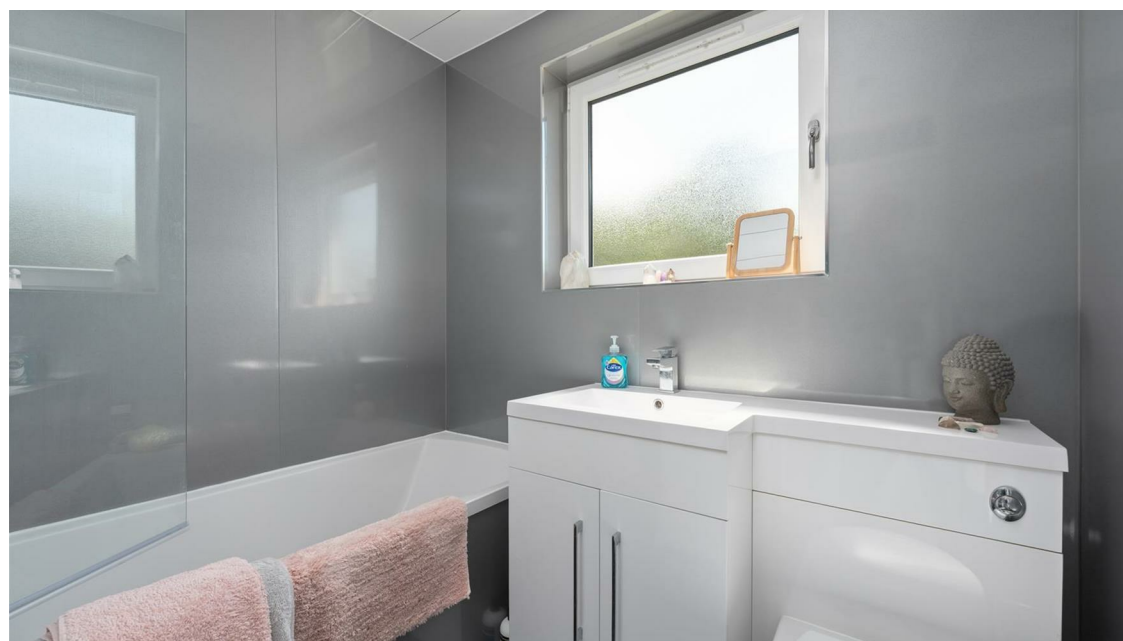
Offers Over £165,000







Absolutely lovely two bedroom mid terraced villa in the sought after west Fife village of Crossford with all local amenities and schooling on the doorstep. The property has been upgraded over the years to provide a contemporary stylish home situated within a quiet cul-de-sac. Ideally suiting couples and small families with good outdoor space for entertaining and feature decking. The subjects briefly comprise entrance hall, lounge with patio doors to rear, fitted kitchen with rear door access. On the upper level two double bedrooms and bathroom with shower. Access to attic. There are attractive fully enclosed gardens providing a child and pet safe environment. The front gardens are chipped for easy maintenance. On street parking. The property is double glazed with gas central heating.





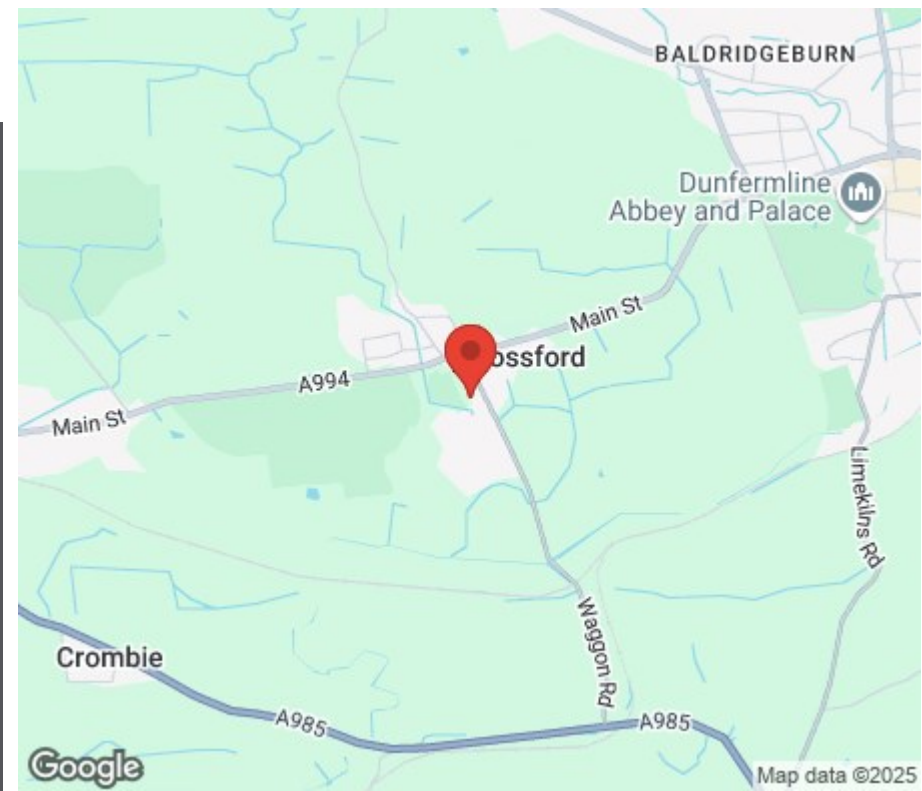
#### LOCATION

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 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 Bridge 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.

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.



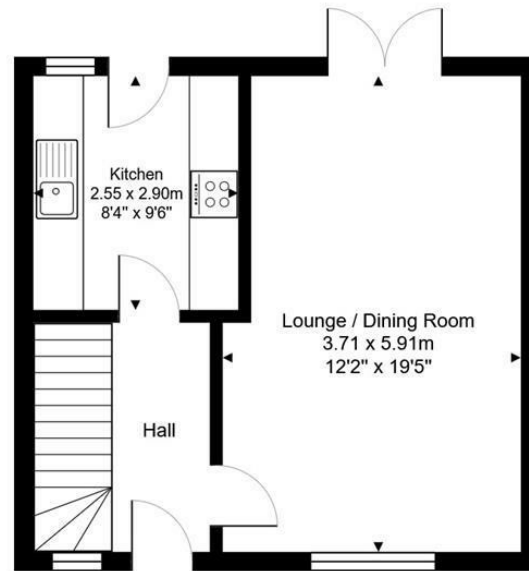


# 30 Pittfirrane Park, Crossford

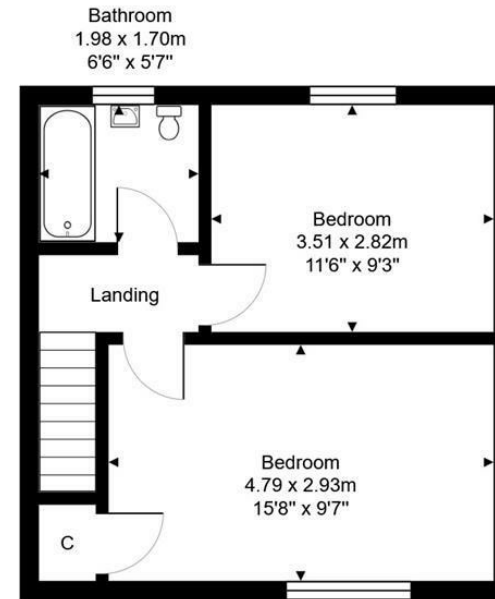


Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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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.