



**Morgans**

PROPERTY

16 Bogwood Drive, Crossford, KY12 8QA

Offers Over £249,950











Early entry is available for this quietly positioned extended family villa, situated in the ever popular West Fife village of Crossford. The property is deceptively spacious and well presented throughout, the subjects briefly comprise of a shower room and two double bedrooms on the ground floor, entrance vestibule, reception hallway, lounge, dining room, breakfasting kitchen with separate utility room. On the upper level there are two further double bedrooms with excellent under eave storage and family bathroom. The gardens are easy to maintain with raised section of decking and seating areas. The front driveway is monobloc giving access for several vehicles leading to tandem garage. Ample visitors 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 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.

**SOLD AS SEEN.** 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. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed.

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.













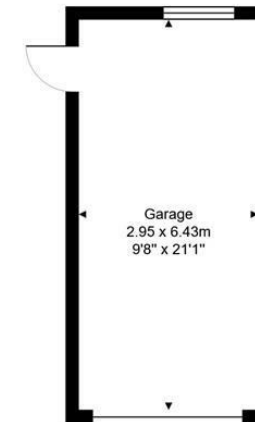
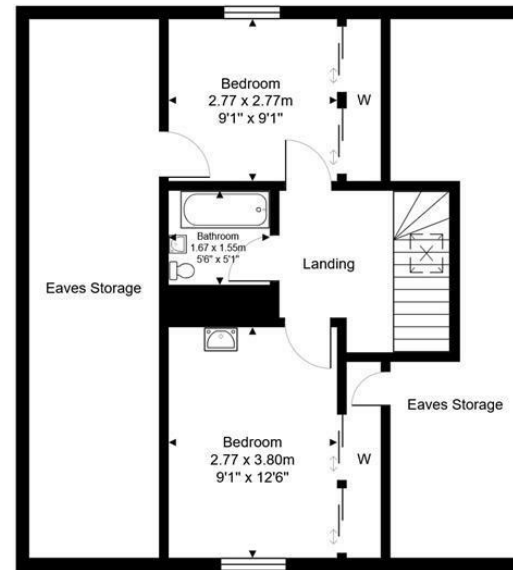


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Total Area: 160.0 m<sup>2</sup> ... 1722 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY

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[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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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.