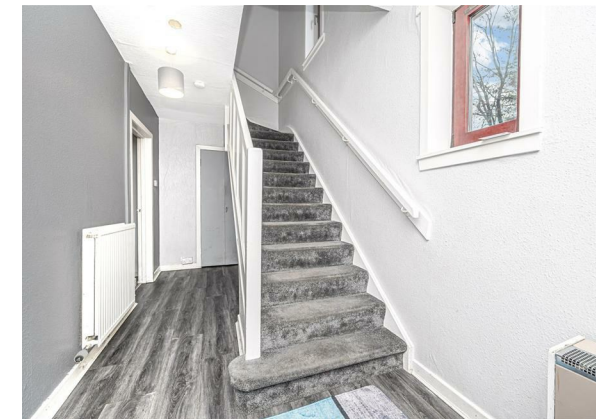




Morgans

PROPERTY

8 Knockhouse Gardens, Crossford, KY12 8PS

Fixed Price £165,000







Sold as seen, HR value £165,000 an excellent development opportunity in the popular commuter village of Crossford. This semi detached villa requires upgrading viewing is essential to appreciate its potential. Occupying an enviable spot within a cul de sac and offering fabulous rural aspects, early entry is available. The property affords two double bedrooms, family bathroom, lounge, kitchen entrance hall. The gardens grounds are established and subject to planning may offer potential to extend the accommodation. The property has double glazing and gas central heating. This is an ideal project for families or buy to let purchasers. Parking is available adjacent to the property.





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.

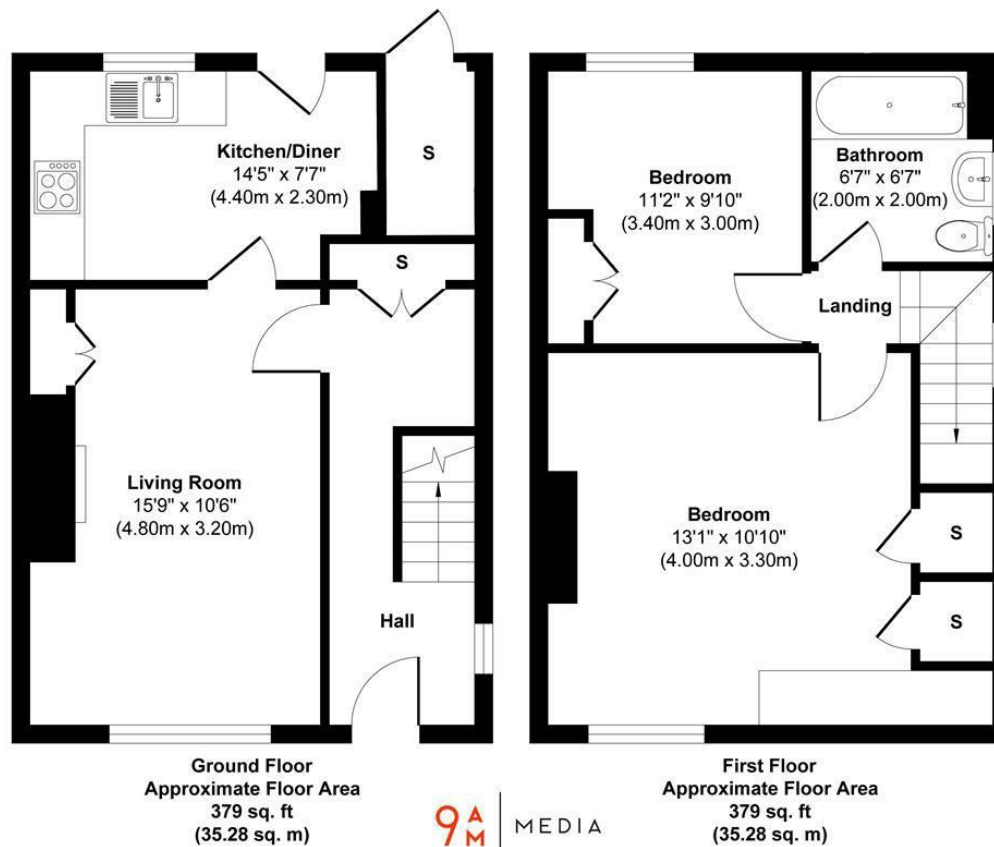
EXTRAS INC IN SALE/AGENTS NOTE

SOLD AS SEEN.

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.







Approx. Gross Internal Floor Area 758 sq. ft / 70.56 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.