



Morgans

PROPERTY

127 Drovell Avenue, Crossgates, KY4 8BW

Fixed Price £145,000







This well appointed semi detached villa occupies a nice location within the village and benefits from an open outlook to the rear with enclosed well maintained gardens providing a child and pet safe environment with feature patio area. The property is well presented and stylish, ideal for small families and couples. The subjects briefly comprise entrance hallway with storage, lounge/diner and modern fitted kitchen. On the upper level there are two double bedrooms and a boxroom, perfect as a study/office. Access to attic and storage. The property has double glazing and gas central heating throughout with ample off road parking for owners and visitors.





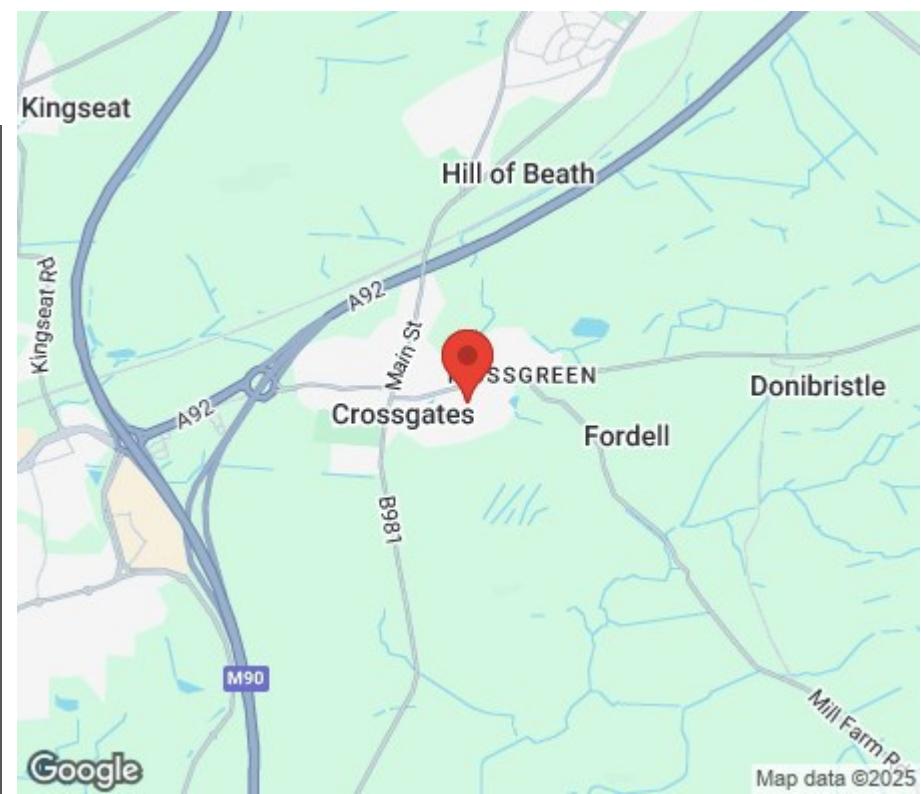
LOCATION

Crossgates is located to east of Dunfermline and is ideally placed for the M90/A90 motorway network with Halbeath Park and Ride on its doorstep. This makes the area an ideal commuter base with all major centres within easy travelling distance. Crossgates itself has ample every day facilities including local shops, public houses and primary schooling. Dunfermline is a short drive away and offers excellent shopping and educational establishments.

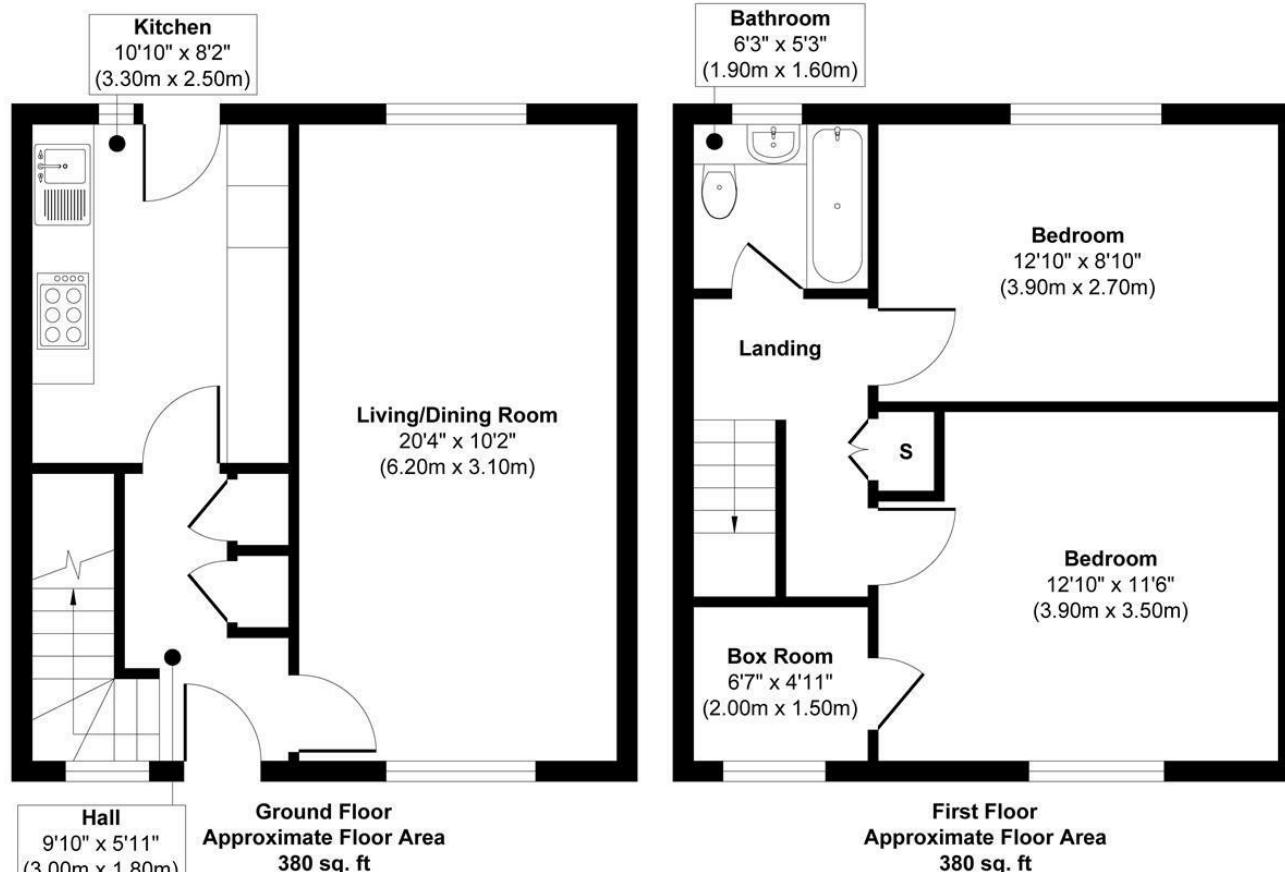
EXTRAS INC IN SALE / AGENTS NOTE

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.







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Approx. Gross Internal Floor Area 760 sq. ft / 70.68 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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33 East Port, Dunfermline, Fife, KY12 7JE

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Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



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