

Morgans
PROPERTY

4 Mochrum Drive, Crossford, KY12 8YH

Fixed Price £289,000







**** NOW £20K BELOW THE HOME REPORT VALUE **** This extended family home is situated in the ever popular West Fife village of Crossford where day to day necessities are on your doorstep. This villa occupies an enviable plot with lovely gardens surrounding, fully enclosed to the rear providing a child and pet safe environment. Patio and seating areas, ideal for entertaining with beautiful countryside views. The property offers flexible living space and briefly comprise entrance hall, w.c, lounge, conservatory, separate dining room, extended dining kitchen with utility area. On the upper level there are four bedrooms with shower room. Good storage throughout and access to attic. The property is double glazed with gas central heating throughout.





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

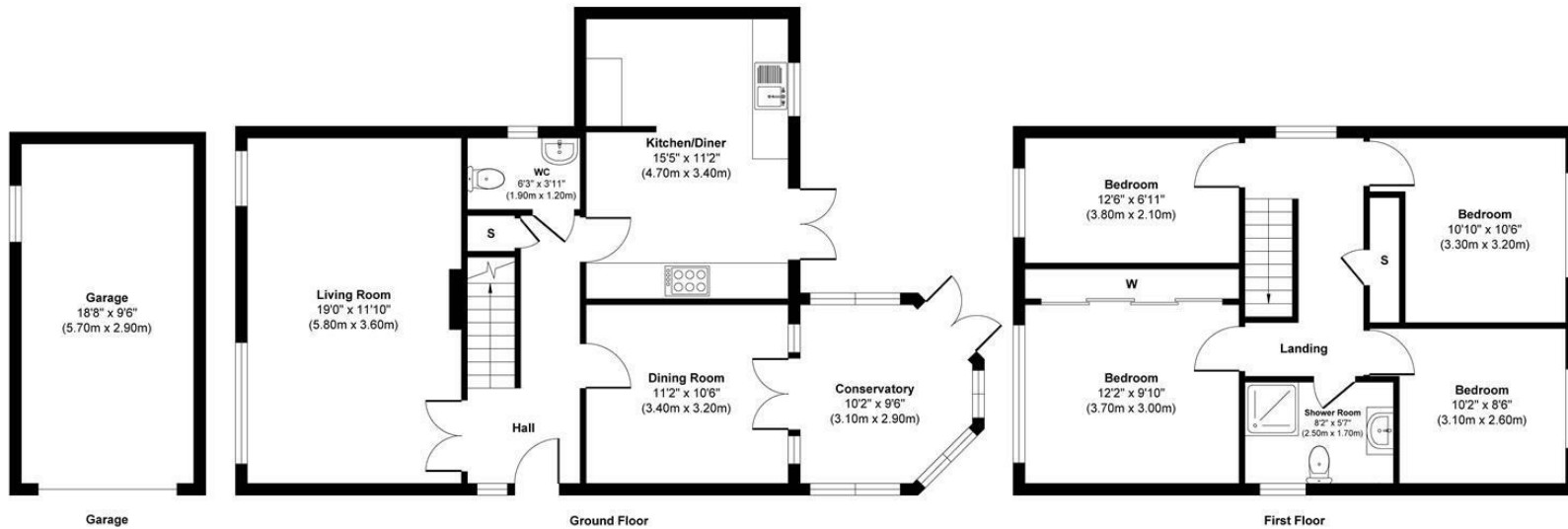
All floor coverings, blinds, bathroom and light fittings together with integrated appliances. Washing machine, table and chairs available to purchase.

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.









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.