

51 Main Street, Crossford, KY12 8NJ

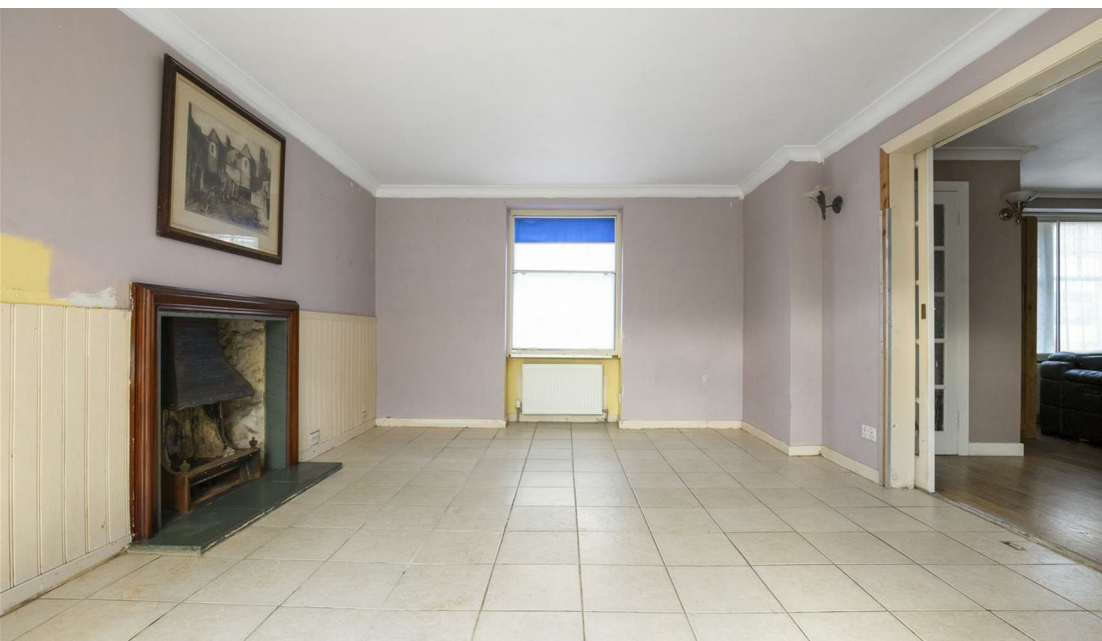
Offers Over £225,000

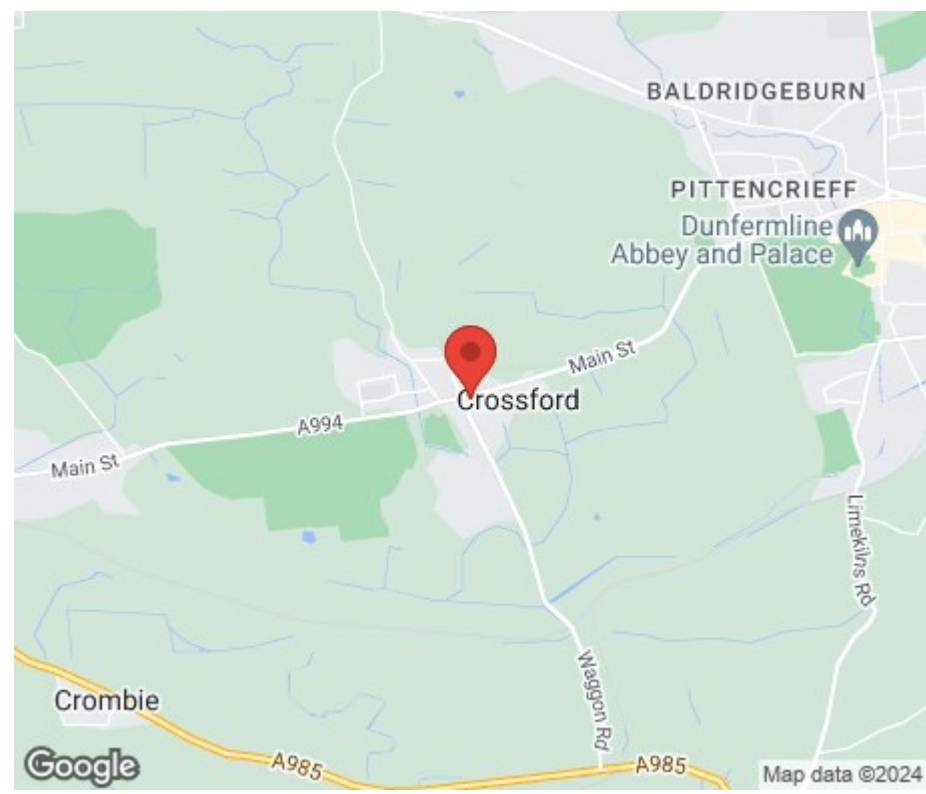






Situated in the Main Street within one of West Fife's most sought after villages is the Georgian dwellinghouse circa 1700's and named "Cowrielynn Park". This deceptively spacious semi detached villa has the benefit of off street parking and single tandem garage. The large gardens to the rear provide an idyllic haven and privacy with a child and pet safe environment considering the property is on a main thorough fair. The accommodation is generous throughout and briefly comprises entrance vestibule, lounge with feature multi-fuel stove, separate dining/family room, breakfasting kitchen and w.c facilities. Door to rear gardens/patio. On the upper level there are two good sized double bedrooms with storage and shower room. Access to attic. The gardens are well stocked with mature trees and plants with seating areas. There is an external cellar compartment which houses the boiler and is plumbed for washer/dryer. Early entry is available. The property is part 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, chemist 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. Crossford 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

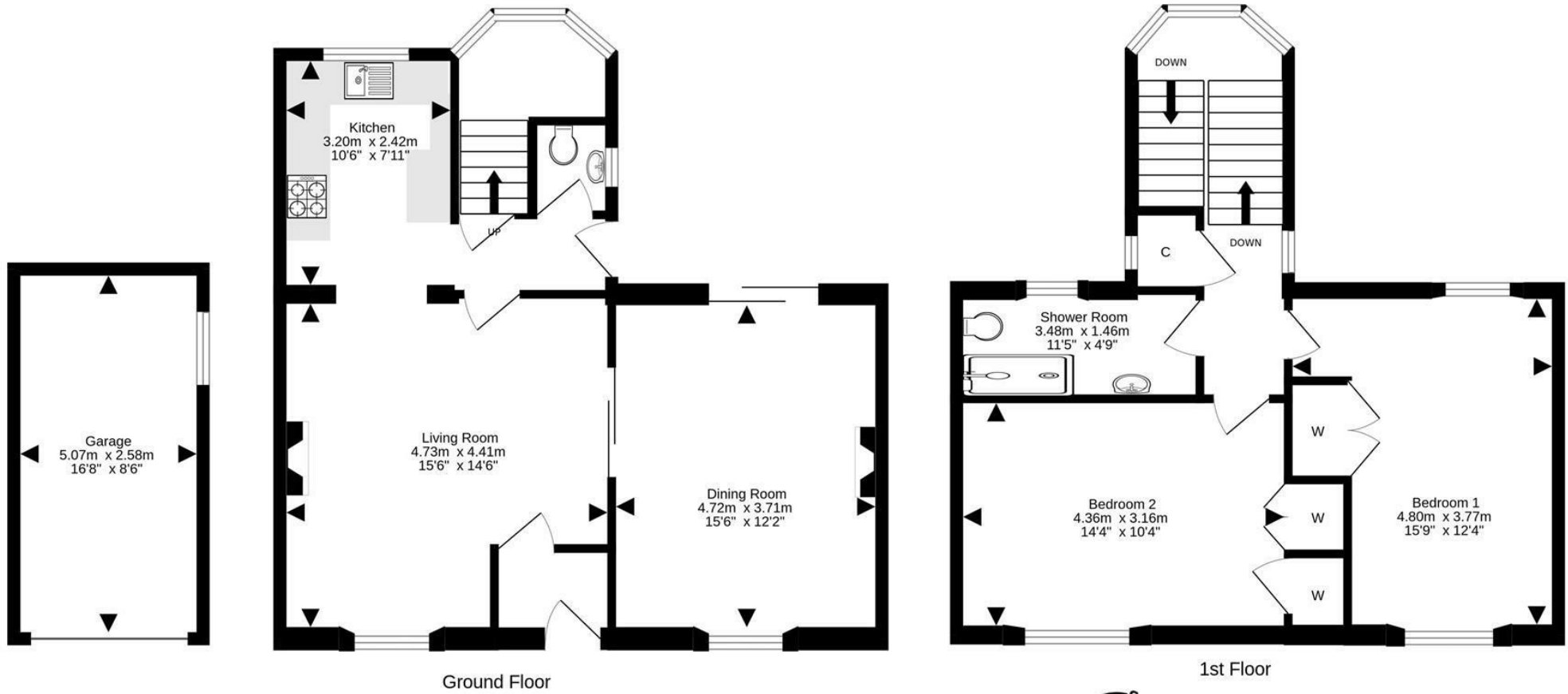
All floor coverings, blinds, bathroom and light fittings together with appliances and garden sheds.

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. This property is being sold as seen 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.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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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.