



Morgans

PROPERTY

2 Kirkwood Crescent, Crossford, KY12 8PR

Offers Over £325,000

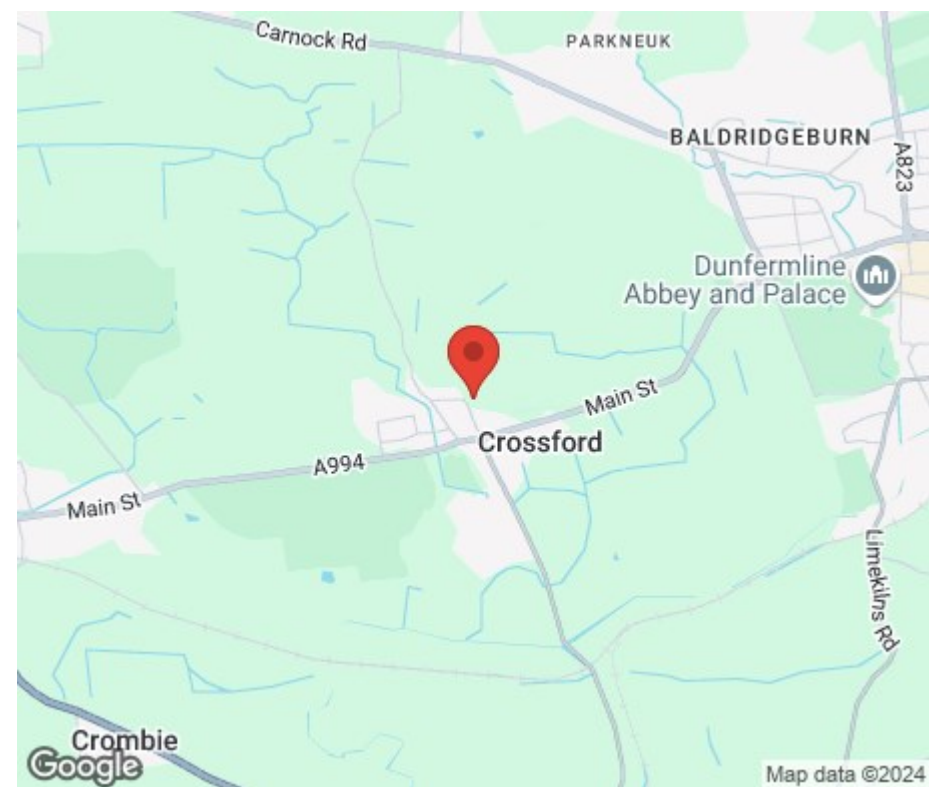
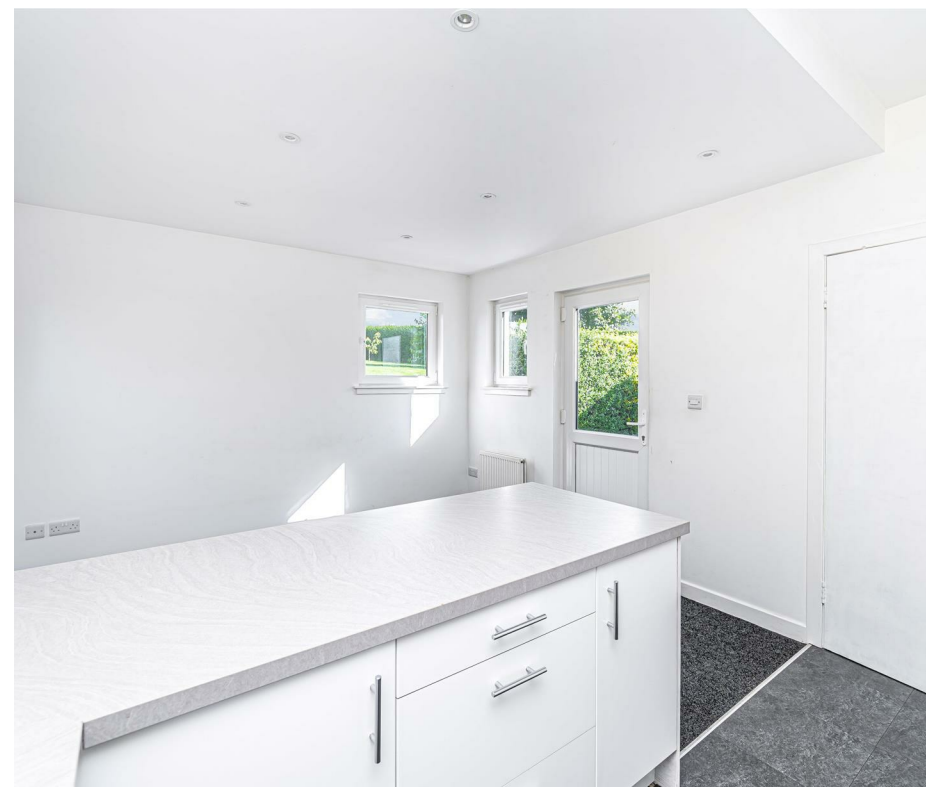






We are delighted to bring to the market this truly charming detached bungalow with generous double bedroom and en-suite on the upper level. Enviably positioned on an elevated location within the sought after West Fife village of Crossford. Rarely available to the market the property and grounds boast stunning countryside views. There is a detached garage to the rear with workshop/store area and driveway. To the front there is a large chipped driveway giving access for numerous vehicles. The two bow windows provide natural light making this a truly idyllic home. The subjects briefly comprise entrance vestibule, reception hall, lounge, modern dining kitchen with door to outhouse/utility room. There are a further two double bedrooms and stylish shower room. Good storage throughout. The sprawling gardens and grounds are well maintained mainly laid to lawn with mature hedgerow, plants and trees surrounding. They are fully enclosed providing a child and pet safe environment and an excellent entertaining home. The property is double glazed with gas central heating and early entry is available.





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

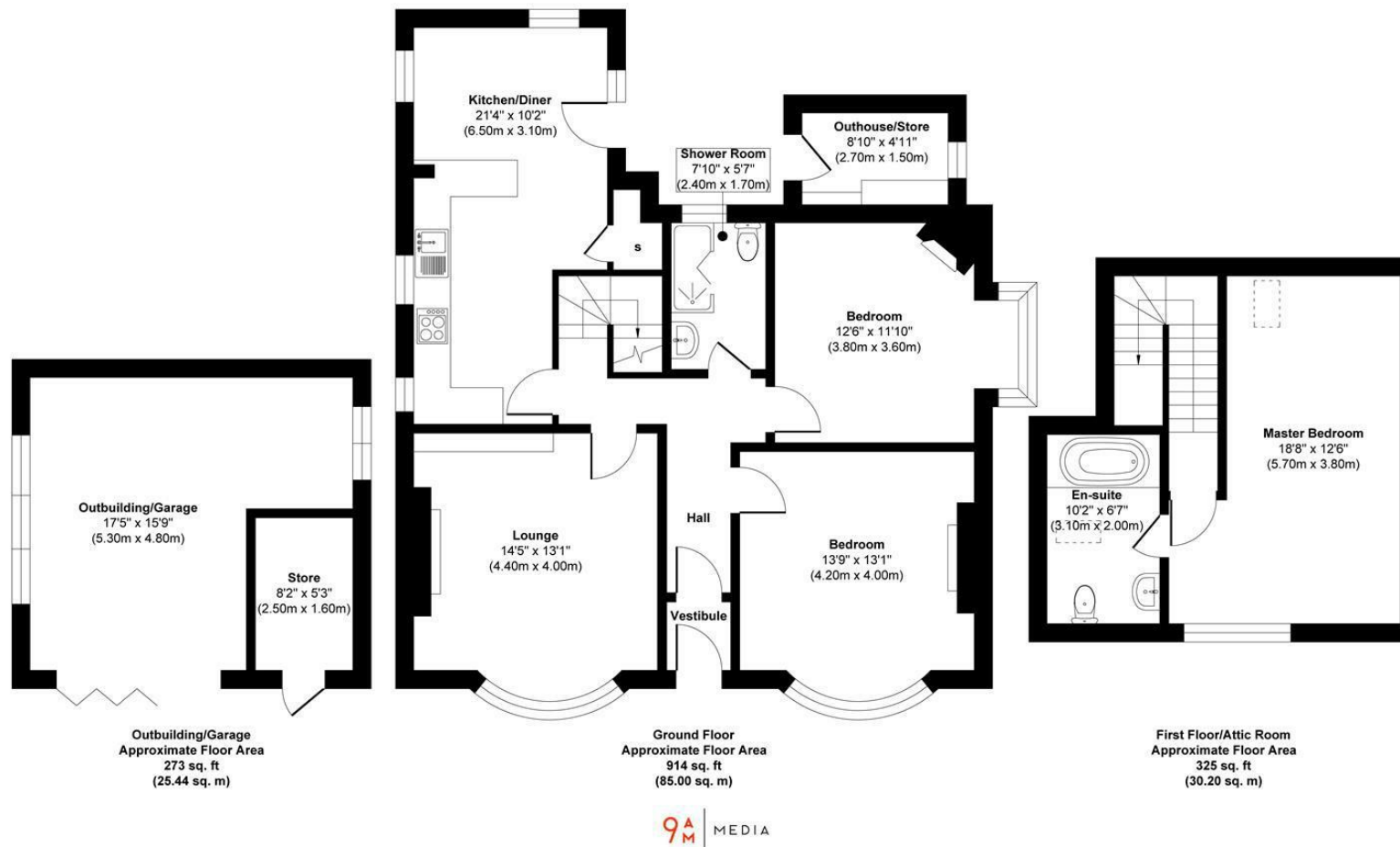
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.









Approx. Gross Internal Floor Area 1512 sq. ft / 140.64 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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