



**Morgans**

PROPERTY

14 Balnacraig, Crossford, KY12 8YA

Offers Over £265,000











Excellent family home located in quiet cul-de-sac in one of Dunfermline's most sought after West Fife villages. The accommodation is modern and stylish and nicely presented throughout. There are generous fully enclosed gardens to the rear providing a child and pet safe environment, with patio areas and summer house, an idea entertaining home. The accommodation briefly comprises reception hall, lounge leading to dining room and kitchen on the ground floor. On the upper level there are three bedrooms and stylish shower room. The property is double glazed with gas central heating. Driveway for three vehicles leads to detached garage. Essential viewing.







## 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 which is a short walk away and on a quiet road. Prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, 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 and summer house.

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.











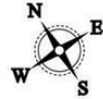




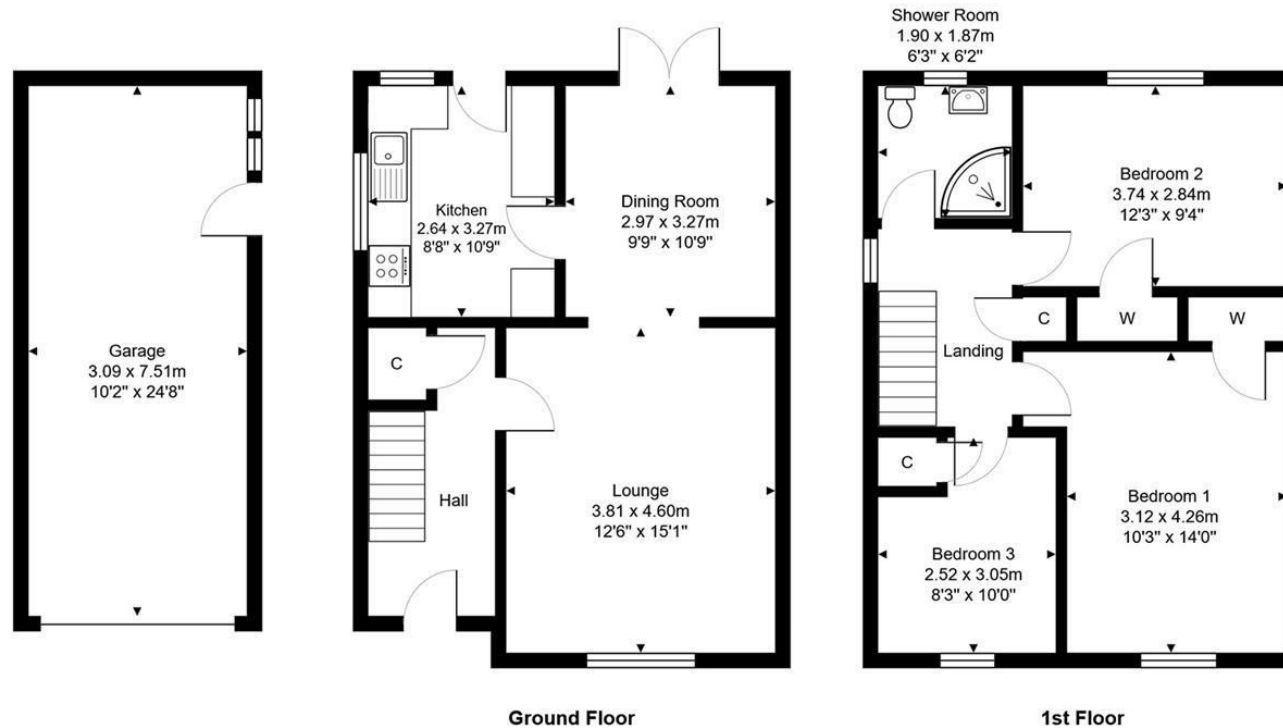
## 14 Balnacraig, Crossford, KY12 8YA

Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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SOLICITORS



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PROPERTY

SOLICITORS | PROPERTY

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PROTECTED

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.