

**Morgans**  
PROPERTY

11 Woodhill Grove, Crossford, KY12 8YG  
Fixed Price £465,000







Woodhill Grove is Crossford's most prestigious location, where a mix of detached executive bungalows and villas occupy this private cul-de-sac. These enviable homes rarely come on the open market and this superb bungalow boasts a wealth of features with sprawling front gardens, driveway for several vehicles and stunning panoramic landscape views to the rear over farmland. An excellent entertaining home with stunning gardens and grounds. The accommodation is beautifully presented and briefly comprises entrance vestibule, entrance hall, formal lounge, dining room, open plan breakfasting kitchen and family area leading to conservatory. There is also a separate utility room. Three double bedrooms with master en-suite and five piece family bathroom completes the accommodation. The floored attic is spacious and has excellent potential to develop. There is a double integral garage. The property is double 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

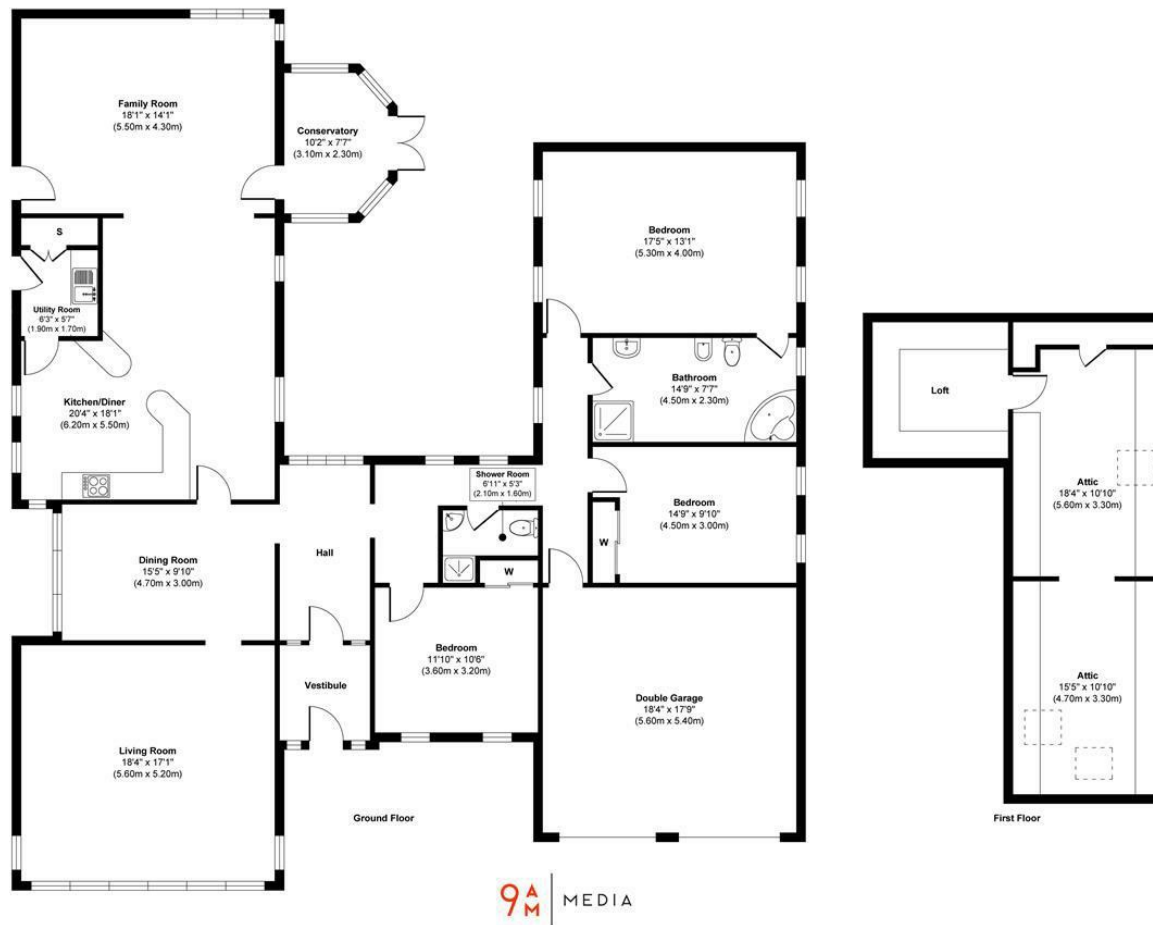
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.









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

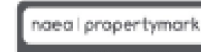
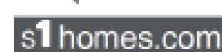


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PROTECTED

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.